

Cross Property Client Full

Commercial/Industrial Property



MLS#: **182188** Status: **ACT** Area: **7** L/Price: **\$5.50**
 Address: **5650 WATTSBURG Road** O/Price: **\$5.50**
 City: **Erie** Zip: **16509** Type: **INDLSE**
 Municipality: **Millcreek Township**
 Ap LotSz: **399x1531** Acreage:
 Co Index: **33-165-641.0-006.00** Zoning: **I-1** Zoning 2: **LIGHT-IND**
 Co Index 2:

BUILDING INFORMATION

Total SF: **56353/MEASUR** Construc: **MIXED** Yr Built: **1990**
 Office SF:
 Min Rts:
 #RestRm:
 Leased: **N** #Park/Surf:
 #OverhdDr:
 #DockLvls: **18**
 RailSdng:
 Crane Cap:
 Ceil Ht:
 Sprnklr: **Dry** Pres Use: **Warehouse**
 Fencing:
 WetInd Stdy: **N** Survey: **N**
 Site Study: **N**
 Audio/Video Rcrd Device on Premise: **Yes**

Recent: **4/4/25 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat:
 Water: **PUBLIC**
 Fuel:
 Sewer: **PUBLIC**
 A/C:
 Amp/Volt/Ph:
 Rmks: **Located in the NW quadrant of I-90 and Route 8 (Wattsburg Road). Excellent space for warehouse, distribution, or manufacturing. 18 loading docks and one platform dock. Existing office space. Ceiling heights 27' +/- clear in main area. Smaller portions of space have 20' clean ceiling heights. May be able to add on-grade door if needed.**

Recording Device Desc: **Other Tenant Devices**

Dir: **Take I-90 to Exit 29 (Route 8); north to Wattsburg Road (Route 8)**

FINANCIAL INFORMATION

Deposit:	\$0	County/Yr:	\$19550 / 2024	Assessed Value	
		School/Yr:	\$47175 / 2024	Land:	\$467,200
		City Twp/Yr:	\$12432 / 2024	Imprv:	\$2,490,400
		Total Taxes:	\$79,157	Totl:	\$2,957,600
		Transfer Tax:	Split	Sellers Disclosure:	N

Allison Bechtol

04/04/2025 9:30:40 AM