

PROPERTY HIGHLIGHTS

AMENITIES

- Common multipurpose conference and event space
- Ample free parking
- Manicured outdoor space
- On-site restaurant

LOCATION AND LOGISTICS

- Zoned for commercial business and industrial manufacturing
- High-visibility, high-traffic location
- Convenient access to I-79, I-90 and Erie's Bayfront Parkway

FINANCIAL INCENTIVES

- Located in a Federal Opportunity Zone, a Keystone Opportunity Zone and a City Revitalization and Improvement Zone
- 10-year LERTA (Local Economic Revitalization Tax Assistance)

FOR LEASE

603 West 12th St.
Erie, PA 16501

- Multiuse tech-flex space: 21,709 sq. ft.
- Industrial space: 12,497 sq. ft.
- Restaurant space: 5311 sq. ft.
- 3 acres of build-to-suit space: up to 100,000 sq. ft.

(availability at time of publication)

TO LEARN MORE ABOUT THIS PROPERTY, EMAIL IMPACT@ECRDA.NET OR CALL **814-480-0337 EXT. 100.**

LEASING INFO FOR:

IRONWORKS SQUARE



West 12th and Cherry streets | Erie, Pa.

IRONWORKS SQUARE

A SALUTE TO ERIE'S ROOTS

Ironworks Square stands as a testament to Erie's rich manufacturing heritage. A space meticulously re-envisioned for today's commerce, it seamlessly blends industrial grit with contemporary architectural design and modern amenities — right in the heart of Erie's historic industrial corridor.



Former Erie Malleable Iron building at 12th and Cherry



Multipurpose conference and event space for tenant use

Main entrance lobby and staircase



All defined spaces in the floor plans are flexible and may be adjusted or modified per tenant requirements.

Concept rendering of first floor office space

SECOND FLOOR

