Why Craft Brewing?
Craft brewing represents an ever-growing industry segment that not only requires an abundance of high-quality water, but also has yet to fully take root east of the Mississippi.

As profit margins continue to shrink, the only way to survive and make money is to produce and sell more beer.

You have to grow.
You have to expand.

The cost of shipping your product is very expensive. As you continue to grow, you need a cost-effective East Coast location from which you can efficiently distribute to major nearby markets.

You need to be in Erie, Pennsylvania.

If you’re thirsty for growth, Tap into Erie.

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We are ready to help you grow in a climate that’s right for business. A variety of incentives are offered by Tap into Erie to encourage business development. If you would like to discuss potential opportunities in the Erie region, please call or email Jake Rouch.

Jake Rouch
Erie Regional Chamber
814.454.7191
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Why Erie?

You have a lot of options on the East Coast. So, why Erie, Pennsylvania?

Here’s why:

❖ With nearly 40 million gallons of available water each day, Erie’s water is clean, fresh and abundant.

❖ Erie’s unique location allows you to distribute product to more than 20 major metropolitan areas and more than 100 million people in less than a day’s drive.

❖ With land, building and utility costs well below the national average, the Erie region is a cost-effective East Coast location. Add our 40% water discount to the mix, and Erie becomes even more attractive.

❖ If you’re thirsty for growth, we’ll quench it by aggressively working with you to make your expansion plans a reality here on the shores of Lake Erie.

More than $1 Billion in Investments

❖ $300+ million healthcare system investments
❖ $300+ million college and university investments
❖ $250+ million City of Erie water/sewer improvements
❖ $100+ million Bayfront Convention Center
❖ $100+ million Presque Isle Downs & Casino
❖ $80+ million Erie International Airport runway expansion
❖ $65 million biofuel plant, Hero BX
❖ $42 million Tullio Arena renovations

Clean, Fresh, Abundant Water

Water is water to most people, but nothing could be further from the truth as far as brewing is concerned.

❖ Erie Water Works is currently investing $45 million in a membrane treatment facility that will bring the region’s water to turbidity levels near distilled water.
❖ Erie’s advanced membrane treatment system produces water that is 12 times cleaner (1/16) than the current requirements in Pennsylvania (50).
❖ Erie’s water is not only safe, but tastes clean and refreshing. Erie Water Works uses 10 separate chlorine injection sites to maintain safe, clean water throughout the community, yet keep it free from the chlorine taste common in other public water systems.

❖ At an average level of 120 PPM in total hardness, Erie’s water is not considered hard or soft, giving brewers maximum flexibility.

To further reduce the cost of doing business in Erie, Erie Water Works offers a 40% water discount for new investors.

Building Costs & Options

We understand that your primary focus is running your business. Real estate development, including conceptual design, permitting, estimating, financing, regulatory clearances, bidding and construction management can become a colossal distraction.

Therefore, we have assembled a team of regional professionals (design firms, regulatory agencies, financing partners, contractors and others) who are involved in real estate construction on a regular basis. This team is managed by the Greater Erie Industrial Development Corporation (GEIDC). As the region’s primary, non-profit industrial development corporation, GEIDC will work with your team – and our team of regional professionals – to assist with the following:

❖ Site search assistance
❖ Brownfield remediation and redevelopment
❖ Conceptual site and building design
❖ Land management planning
❖ Preliminary permitting
❖ Construction documents
❖ Bidding
❖ Construction management
❖ Build-to-suit turn-key facilities
❖ Lease-to-own scenarios

Cost is always a concern when selecting a new location. In the Erie region, industrial land costs range from $15,000 to $55,000/acre. Existing manufacturing space leases for $2.54/square foot, while new manufacturing space leases for $5.57/square foot. Warehouse space leases for $5.53/square foot.

We will work with you on whatever space arrangement you prefer – incubator, multi-tenant, turn-key, lease, lease-purchase – whatever approach helps you in the most cost-effective manner.

Distribution & Logistics

Timely and cost-effective distribution of your finished product is crucial to your success. In less than a day’s drive (10 hrs/600 mi) from Erie, you will be able to distribute your product to more than 20 major metropolitan areas (US and Canada) and more than 100 million people.

We have the resources to connect you to the regional distributors and get your product on the shelves of our retail outlets. When it comes to shipping throughout Pennsylvania and up and down the East Coast, Erie is home to world-class logistical firms ready to handle your shipping needs.

“We’ve experienced tremendous growth in Erie and have aggressive expansion plans. Our business has tripled in the past three years and we’re on track for continued growth. Erie’s water is very good and gives us excellent recipe flexibility and the region is located near major strategic East Coast markets.”

- Bruce Flea, President and General Manager
Erie Brewing Co.