



FOR LEASE



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7509

TYLER BOULEVARD, MENTOR, OHIO 44060

16,051 SF | 1.38 ACRES

PROPERTY HIGHLIGHTS

- Building can be leased as a whole or split up into three (3) units
- Clear span warehouse in the rear
- Excellent access to Route 2 and I-90
- Excellent retail options within walking distance
- Zoning allows for retail with a conditional use permit

TOTAL SF	16,051 SF
OFFICE SF	1,085 SF
WAREHOUSE SF	14,966 SF
LAND	1.38 acres
CONSTRUCTED	1986
CEILING HEIGHT	12'4" - 13'2"
DOCKS	One (1) 8'x9'
DRIVE-IN DOORS	Four (4) 10'x10'; 12'x12'; 14'x9'10"
LIGHTING	Fluorescent
HEAT	Radiant/Unit Heaters
AIR-CONDITIONING	Electric
POWER	800A / 120/240V / 3P 300A (front & middle) 200A (back)
PARKING	17 with more on side and rear
LEASE RATE	\$4.95/SF NNN

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AERIAL PARCEL



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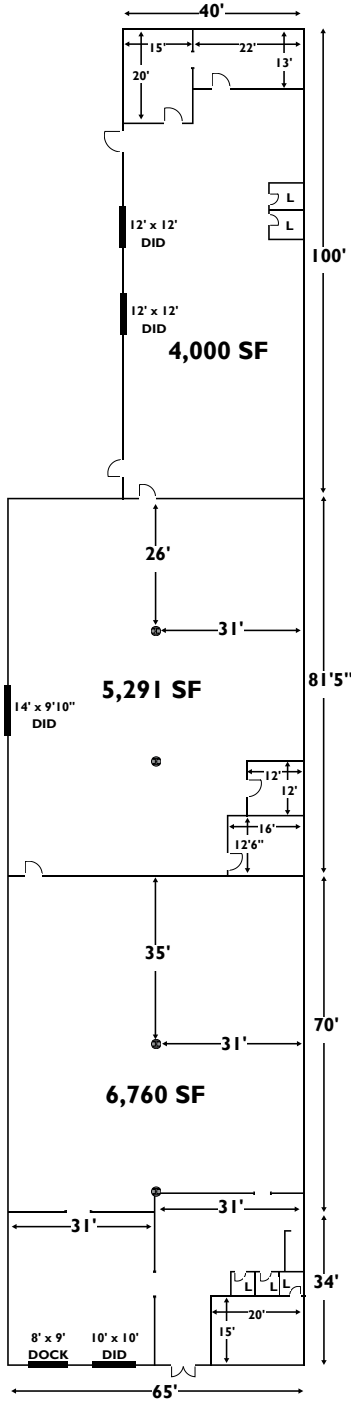
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FLOOR PLAN



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PROPERTY WAREHOUSE PHOTOS



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