

INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
NUMBER OF UNITS:	8
AVAILABLE SF:	153,000 SF
LEASE RATE:	\$3.75 SF/yr (MG)
LOT SIZE:	7.827 Acres
YEAR BUILT:	1965
BUILDING SIZE:	153,000
RENOVATED:	2002
ZONING:	M-1
MARKET:	Cleveland
SUBMARKET:	Lake County
PRICE / SF:	\$22.88

PROPERTY OVERVIEW

Total property is approximately 153,000 SF on 7.8 acres of land. Heavy electrical power is brought to property, specifically 1200 amp, 480 Volt, 3-Phase power. Oil/Gas well is included with sale with all mineral right offered in purchase. Addition built in 2002 has standard fire suppression with 22' clear height ideal for rack storage. Remaining clear heights range from 20' to 14' in warehouse and manufacturing areas.

All offers on property are welcomed and will be submitted immediately to Seller for review. Seller will lease-back approximately 25,000 SF as value-add proposition for terms agreed upon. Participating Buyer's brokers are welcome. Mentor, Ohio is ranked 10th in manufacturing in the State with a strong manufacturing workforce and pro-business community. Incentives and abatements are offered to new manufacturing businesses moving to Mentor, Ohio to promote business.

PROPERTY HIGHLIGHTS

- New Interior/Exterior improvements underway!
- Space equipped for manufacturing, distribution, and warehousing.
- Rent abatement for new Tenants that sign a long term lease.
- Central location for access to SR 2 and I-90
- 8-Units Available for 22,000 SF to 10,000 SF
- New OH Doors and Improvements to Interior/Exterior

KW COMMERCIAL
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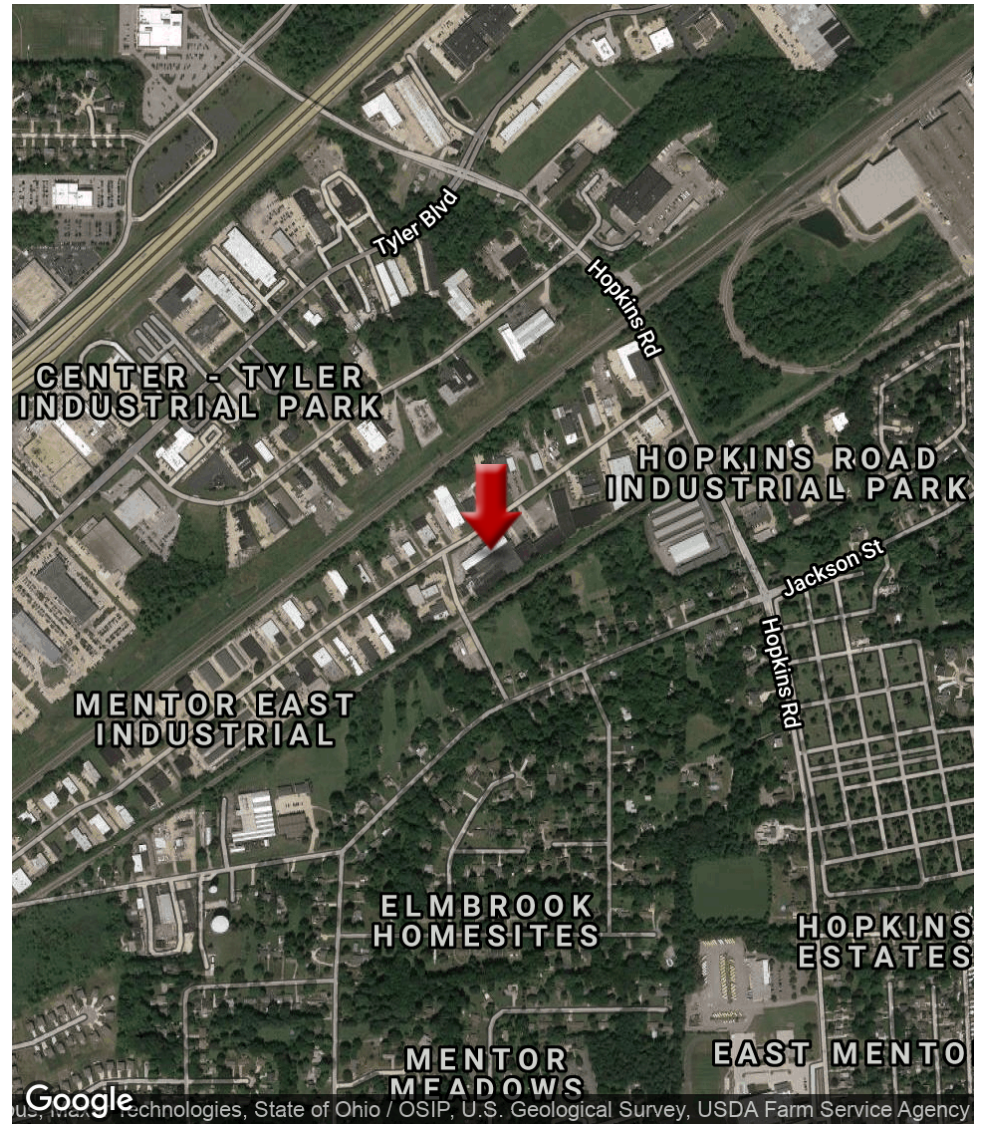
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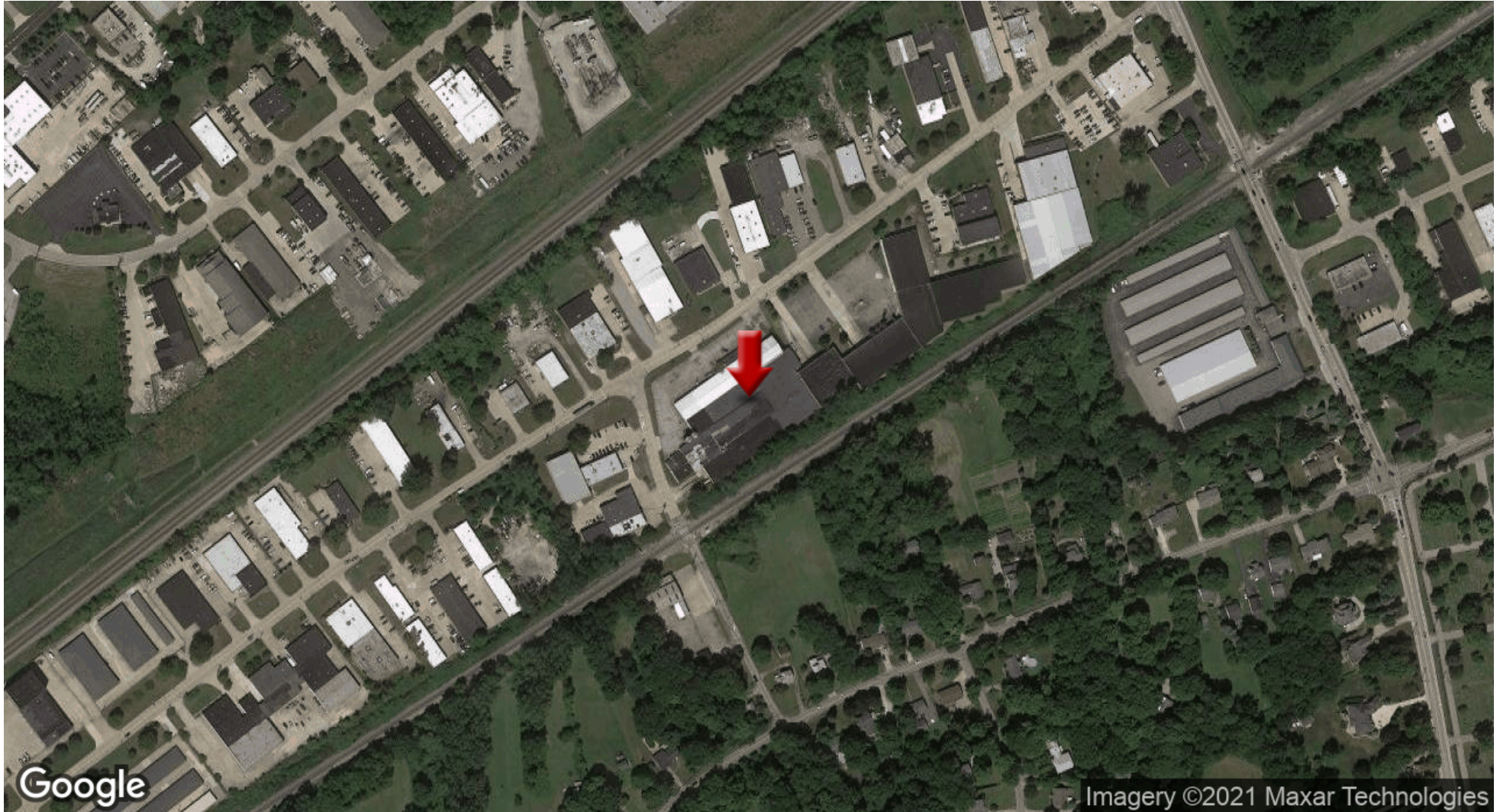
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