

8100 TYLER BOULEVARD

Mentor, OH 44060



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

50k SF Unit - Four 8' x 10' docks with larger levelers, +/- 1,800 SF of warehouse office. 20' clear.

35k SF Unit - Former Basketball Facility with multiple courts. Clear Span. Newly Built out. 32' clear.

PROPERTY HIGHLIGHTS

- Front Warehouse - 50,354 SF, 20' Clear, 4 (8'x10") docks w/ levelers
- High Bay Unit - 35,379 SF, Clear span of 32 Feet, 1 large GLD, new turf, courts, hoops, and locker rooms.

LOCATION DESCRIPTION

Located along Tyler Boulevard, this location boasts high visibility from Route 2, with an estimated traffic volume of approximately 39,000 vehicles per day according to ODOT. Freeway access to both Route 306 and Route 615.

OFFERING SUMMARY

Lease Rate:	\$4.50 - 5.50 SF/yr (NNN - (\$0.90/SF))
Available SF:	35,379 SF and 50,354 SF Units
Building Size:	449,640 SF

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LOCATION MAP

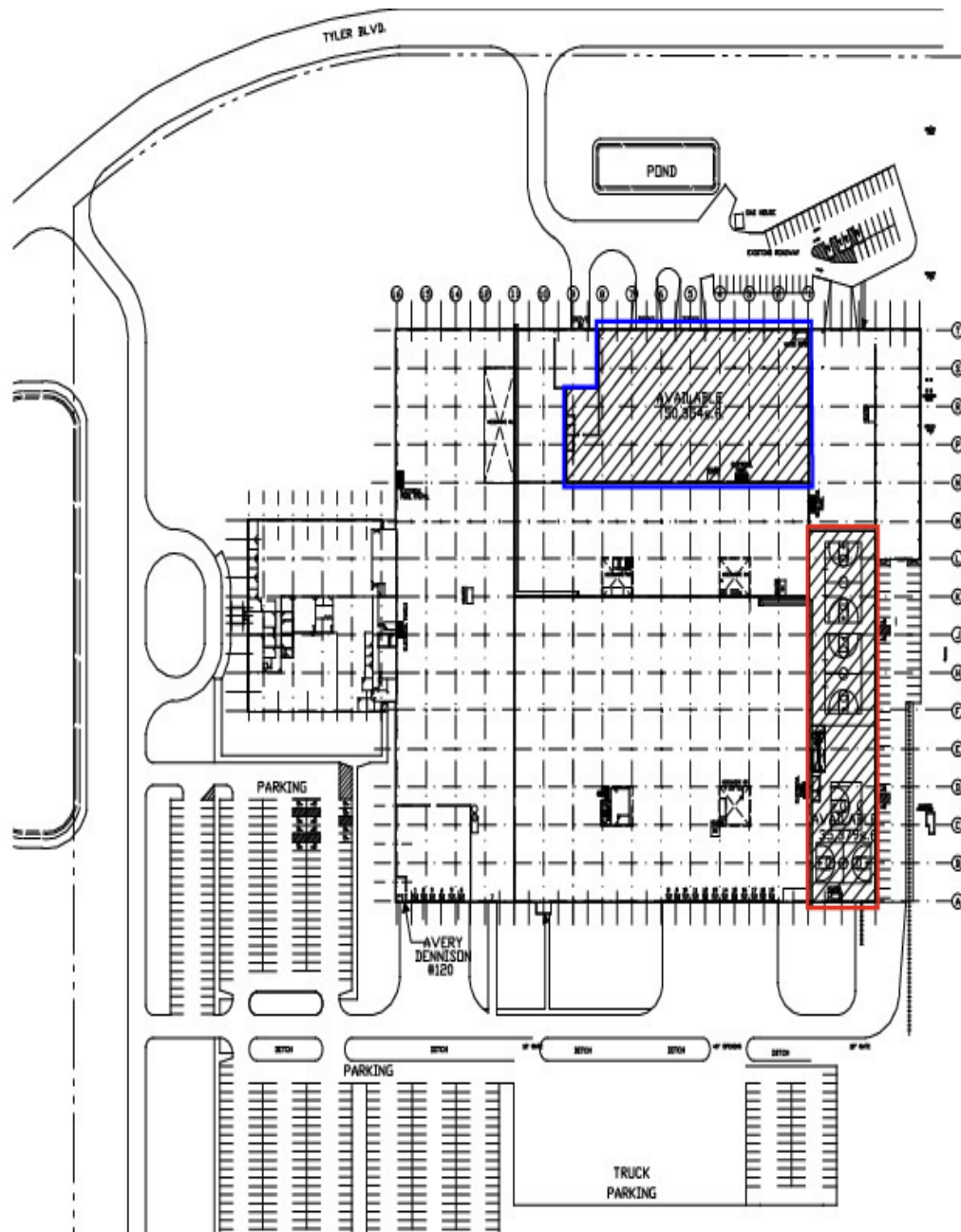


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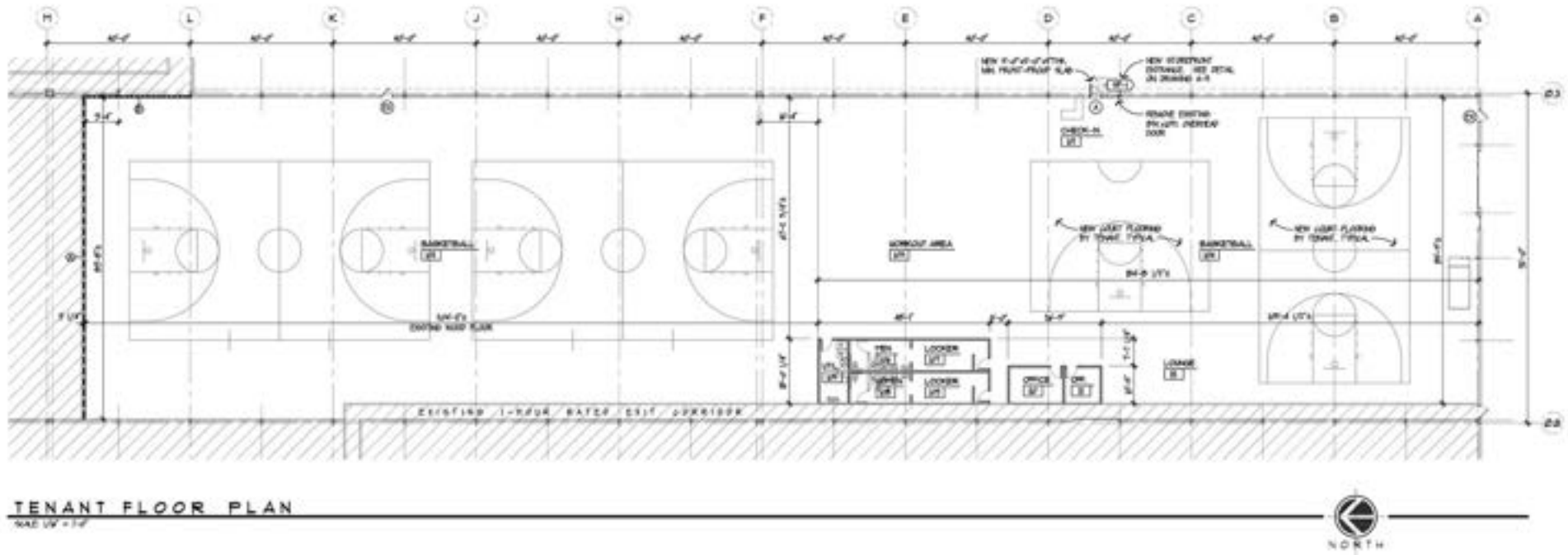
SITE PLAN



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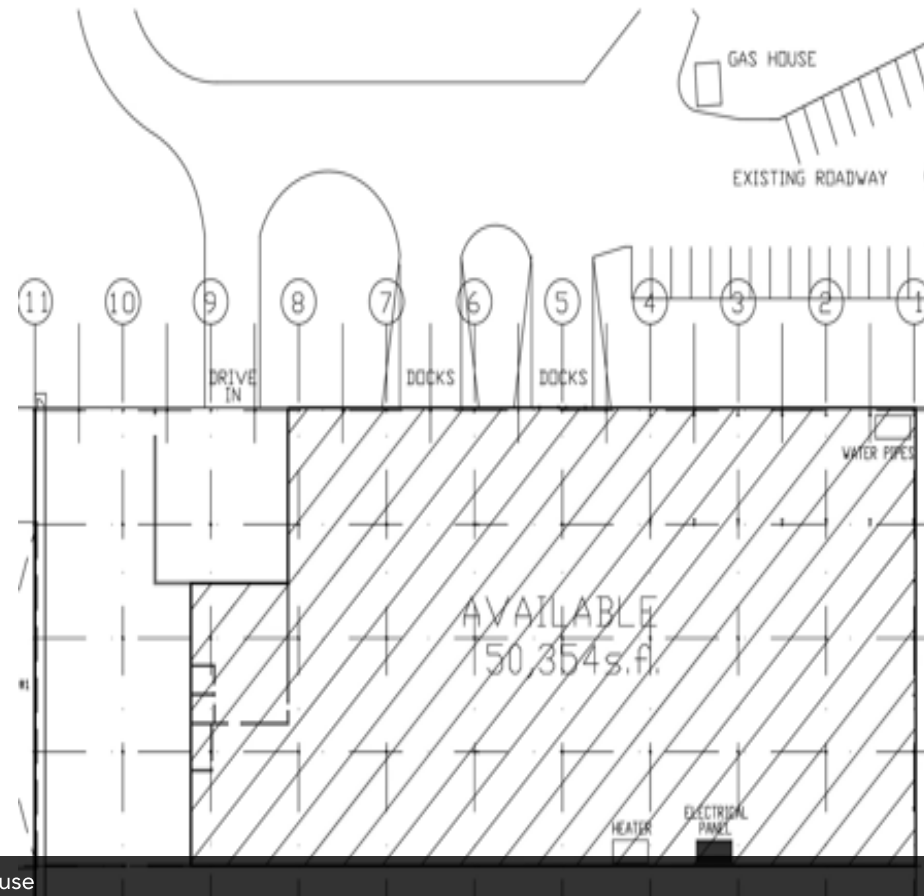


35,379 SF - 32' Clear span - Sport Space

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50,354 SF - 20' Clear, 4 docks - Front Warehouse



Site Plan

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