

Multi-Tenant Industrial Building

# 8760 TYLER BOULEVARD

MENTOR, OHIO 44060



Offering Memorandum Teaser  
8760 Tyler Boulevard, Mentor, Ohio 44060



## Executive Summary

Cushman & Wakefield | CRESCO is pleased to present this investment opportunity at 8760 Tyler Boulevard, a 26,900 SF multi-tenant industrial facility located in Mentor, Ohio. This asset stands out as a strategic value-add acquisition with immediate growth potential. The property is positioned along Mentor's core industrial corridor and benefits from a highly supply-constrained market environment. This notable lease-up opportunity provides a built-in value creation pathway through stabilization—unlocking considerable upside in the near- to medium-term.

Total Rentable Area  
**26,900 SF**

Available Vacancy  
**6,000 SF**

Current Occupancy  
**77.9%**

Submarket Vacancy  
**3.8%**

Total Individual Suites  
**18**

Suite Size Range  
**1,400 -3,000 SF**



# HIGHLIGHTS



## STRATEGIC INDUSTRIAL LOCATION

Located on Tyler Blvd, Mentor's primary industrial corridor, home to 300 employers and 7,500 manufacturing jobs.



## VALUE-ADD POTENTIAL

Clear path to increase the projected \$68,257 NOI by leasing up 6,000 SF of vacant space and stabilizing the rent roll at the 77.9% occupied asset.



## CONSTRAINED SUPPLY

Zero new industrial construction in Lake County limits competition, supporting the low 3.8% vacancy rate and driving demand for existing multi-tenant spaces.



## FLEXIBLE SUITE CONFIGURATION

The 26,900 SF property features 17 distinct suites ranging from 1,400 to 3,000 SF, ideal for small-to-mid-sized users with expansion options.



## EXCELLENT HIGHWAY ACCESS

Immediate access to I-90 and SR-2, processing over 33,000 vehicles daily. Strategically located just 18 miles from the Port of Cleveland.



## STRONG MANUFACTURING ECOSYSTEM

Proximity to STERIS, Avery Dennison, and the AWT Transformation Training Center creates a robust B2B network and skilled labor pipeline.

## SITE DESCRIPTION

**Address** 8760 Tyler Boulevard, Mentor, OH

**Asset Class** Multi-Tenant Industrial

**Total Suites** 18 Individual Units

**Suite Size Range** 1,400 SF - 3,000 SF (Suite size range of vacancies)

**Current Occupancy** 77.9%

**Available Vacancy** 6,000 SF

**Year Built** 1995

**Drive-In Doors** 18

**Submarket Vacancy** 3.8% (Q4 2025)

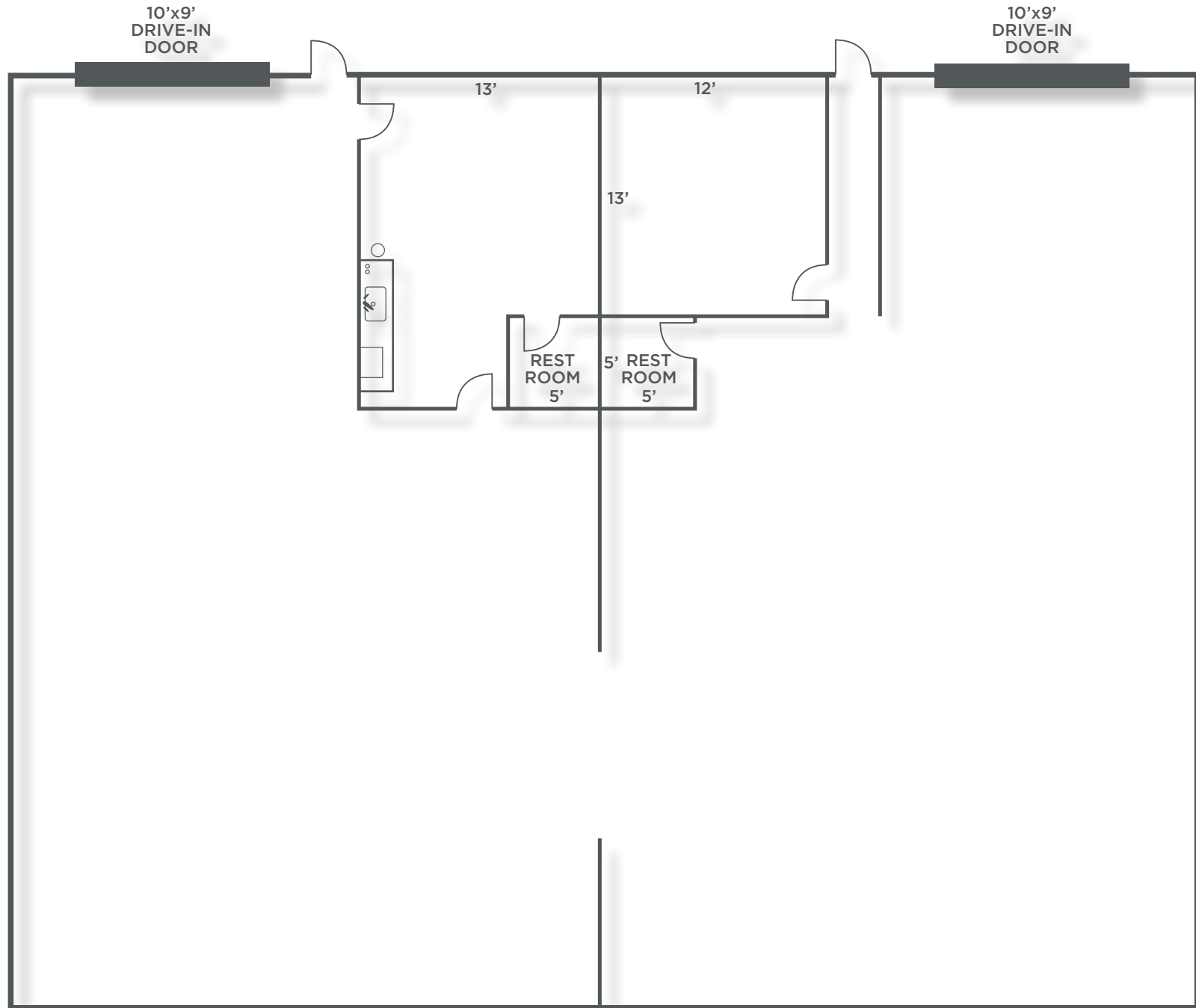
**New Supply** 0 SF Under Construction

**Highway Access** Immediate to I-90 and SR-2

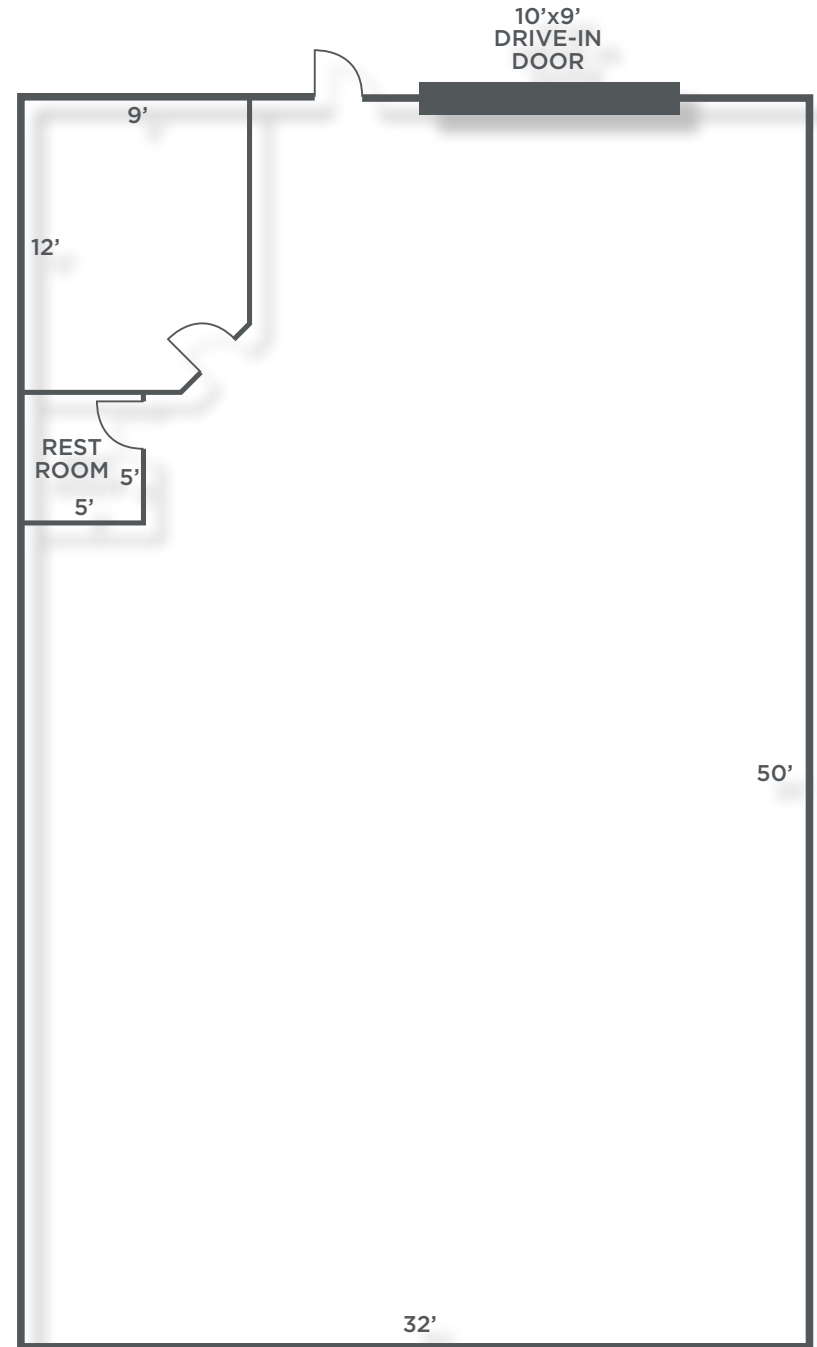
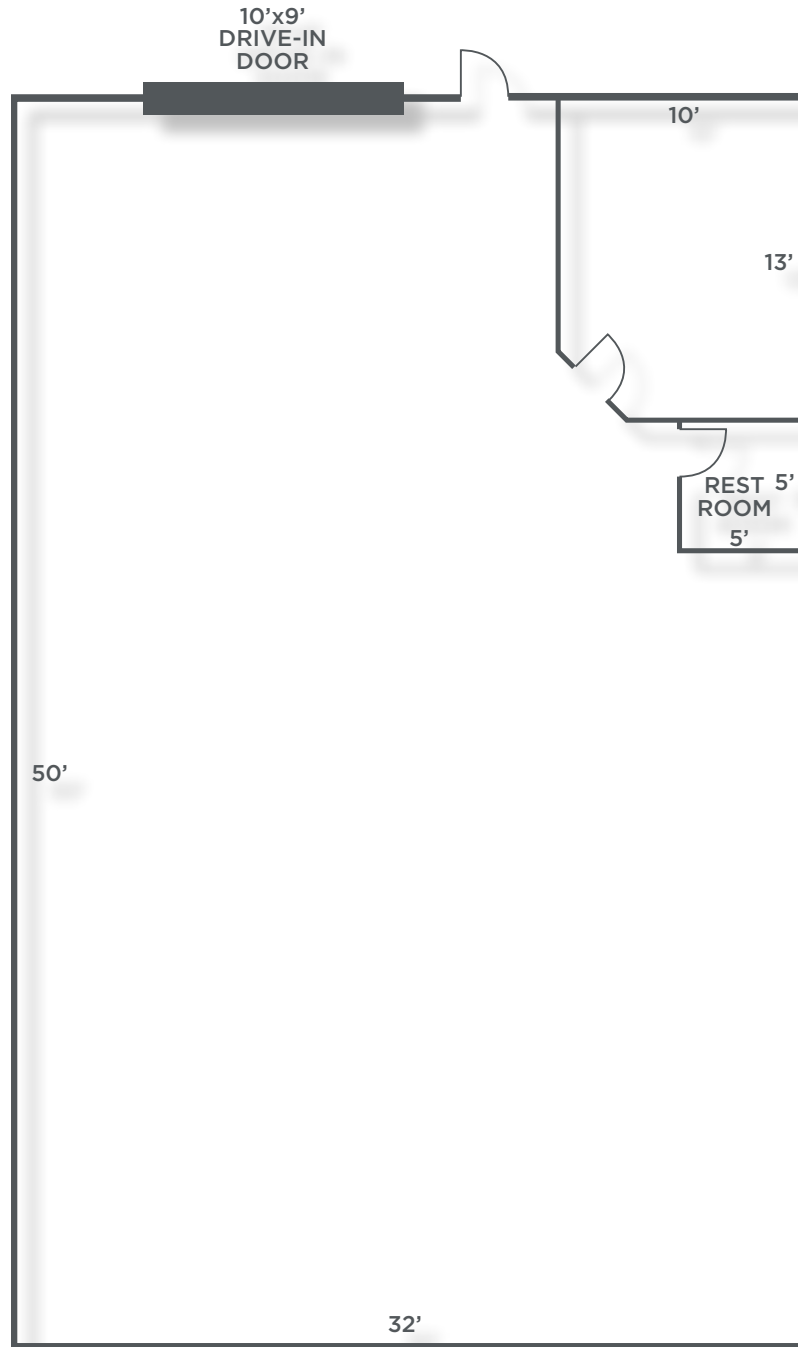
**Strategic Proximity** 18 Miles to Port of Cleveland

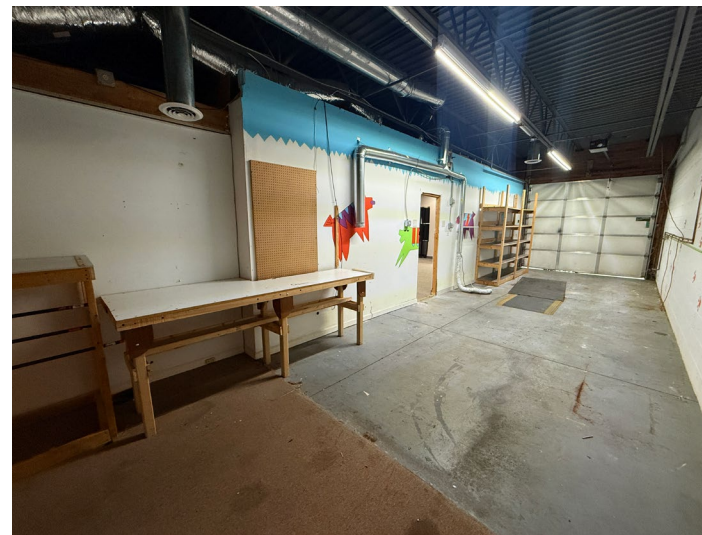
**SALE PRICE: \$1,700,000**

# FLOOR PLANS



# FLOOR PLANS







# MARKET OVERVIEW

Mentor, Ohio is a core Northeast Ohio industrial submarket, benefiting from direct access to I-90, SR-2, and proximity to the Port of Cleveland—enabling efficient distribution to nearly half of the U.S. population within 500 miles. The city ranks as Ohio’s seventh-largest manufacturing hub, with over 300 industrial employers, 7,500 jobs, 8,000 acres zoned for manufacturing, and more than \$2.5 billion in annual shipments. Zero new industrial construction and ongoing positive absorption underscore the submarket’s stability and sustained demand.

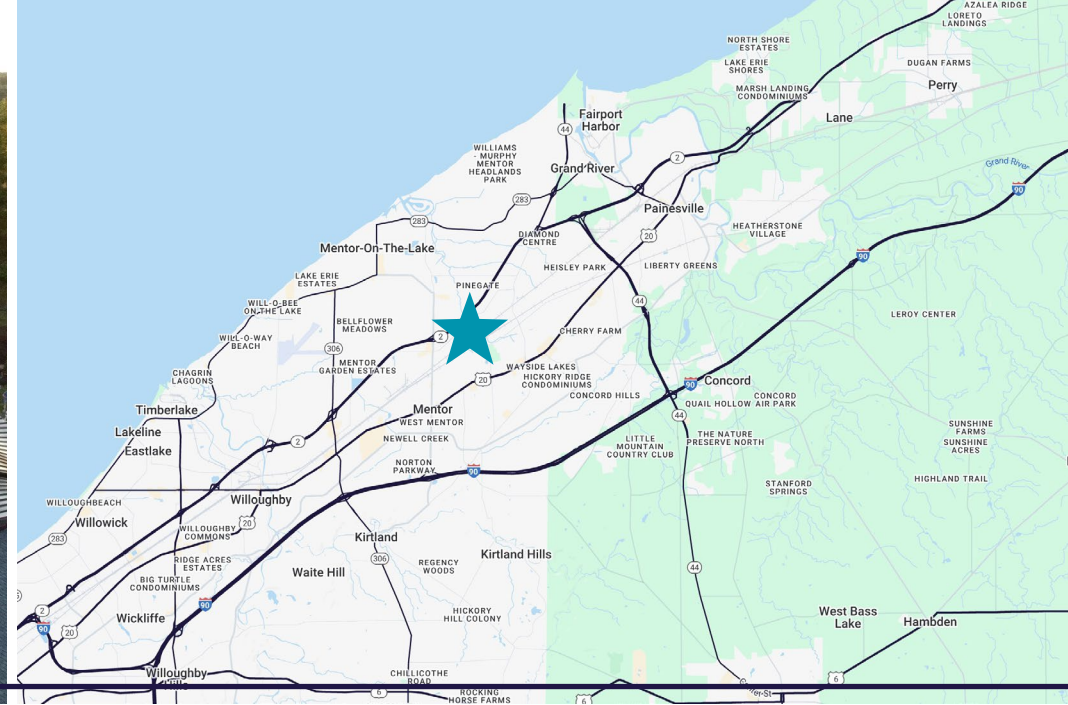
A skilled manufacturing workforce, supported by targeted training programs and proactive economic development incentives, further strengthens Mentor’s appeal. Complementing these fundamentals is an exceptional quality of life—featuring affordable housing, strong schools, low crime, responsive city services, and extensive parks and Lake Erie amenities—positioning Mentor as an ideal market for long-term industrial investment and workforce retention.

**300+**  
Local Employers

**7,500**  
Manufacturing Jobs

**8,000**  
Acres Zoned MFG

**3.8%**  
Submarket Vacancy



# MARKET HIGHLIGHTS



## Uptown Mentor Development

The city has approved site development plans for the Uptown Mentor mixed-use project, designed to revitalize the old village area and create a vibrant commercial hub attracting new businesses and supporting local growth.



## New Industrial Projects

De Nora Tech is constructing a 100,000-SF facility near the Tyler-Heisley intersection. Additionally, the 72-acre Liberty Business Park development is opening new land zoned for manufacturing operations.



## Workforce Development

The Alliance for Working Together Foundation opened the Transformation Training Center at 8980 Tyler Boulevard—training manufacturing employees and ensuring a steady pipeline of skilled labor to support local industries.



## Public Investment

The City of Mentor is executing a \$600,000 sidewalk infrastructure project along Tyler Blvd, supported by a Laketran grant. The project installs over a mile of concrete pathways to improve pedestrian access and connectivity.



## Business Incentives

The Tyler Boulevard corridor benefits from Community Reinvestment Areas offering 100% property tax abatements for up to five years, encouraging local business growth and investment.



## Strategic Logistics

Immediate access to Interstate 90 and State Route 2. Positioned 18 miles from the Port of Cleveland, allowing businesses to reach half the U.S. population within a 500-mile radius.

# MAJOR EMPLOYERS

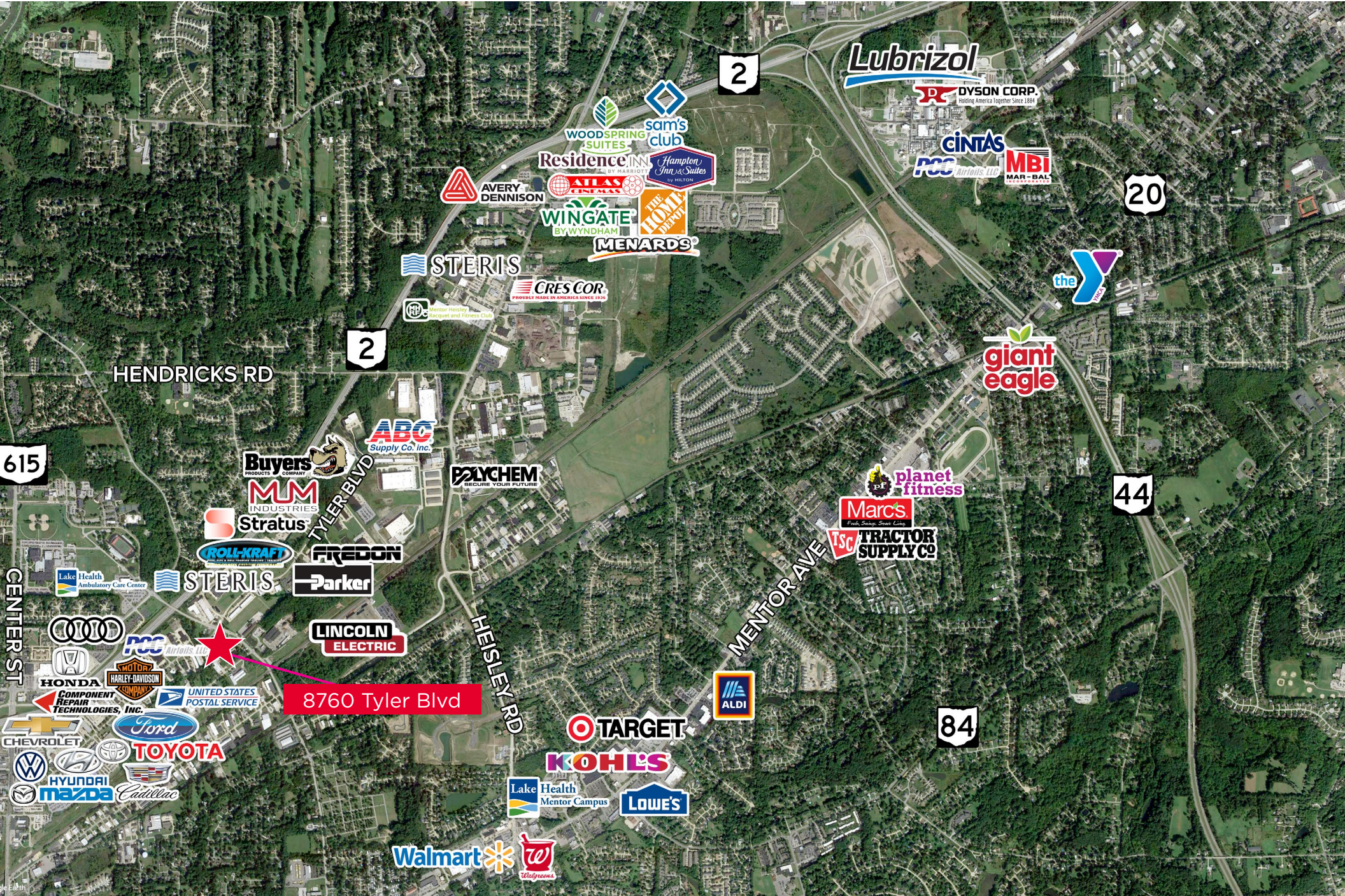
The Tyler Boulevard corridor forms the backbone of a vibrant industrial and manufacturing employment landscape in Mentor. Anchored by prominent global organizations such as STERIS Corporation and Avery Dennison, the region supports a strong industrial workforce that drives demand for high-quality multi-tenant space.

These corporate anchors, along with specialized manufacturers like Component Repair Technologies, Metal Seal Precision, and Deepwood Industries, provide thousands of jobs and contribute significantly to the local economy. The presence of these major industrial players fosters a stable labor pool, attracting additional investment and supporting longterm tenant retention.

In addition to heavy manufacturing, the corridor benefits from a robust B2B ecosystem and specialized workforce training centers that further diversify the employment base, making the submarket highly attractive for industrial tenants seeking operational continuity and workforce stability.

Company	Industry	Employees	Distance
STERIS	Healthcare	2,000	2.3 mi
Avery Dennison	Manufacturing	1,500	3.8 mi
UH TriPoint Medical Center	Healthcare	1,000	8.5 mi
Parker Hannifin	Manufacturing	500	0.7 mi
Component Repair Technologies	Aerospace	500	0.7 mi
Buyers Products	Manufacturing	500	1.0 mi
Lincoln Electric Co	Manufacturing	500	2.4 mi
Cleveland Clinic - Mentor	Healthcare	500	3.3 mi
PCC Airfoils Renaissance Park	Aerospace	500	5.2 mi
Metal Seal Precision	Manufacturing	250	0.2 mi

# AMENITIES MAP



Confidential Offering Memorandum

# Tyler Boulevard Industrial Building

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## SCHEDULE A TOUR TODAY

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