

AVAILABLE FOR LEASE +/-266,000 SF Spec Warehouse Building Space



Mentor Business Park
Tyler Boulevard | Mentor, OH



Conceptual Rendering



Highlights

 Available Space
 50,000-266,000 SF



Ideal Uses
Warehouse, Light
Assembly, Production



Freeway Access
Immediate access to
State Route 2 and 615

CONTACT



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NEWMARK

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Office
Built-To-Suit



Lighting
LED



Power
480/277 Volt, 3-Phase, 4 Wire



Clearance Height
32 Ft



Docks
Built-to-suit



Drive-in Doors
Built-to-suit



Column Spacing
50'x55'



Dock Side Bays
50'x60'



HVAC (Warehouse)
Heat Only Make-up Air Units



HVAC (Office)
Split System Furnace and
Condenser



Automobile Parking
Ample



Truck parking
Ample



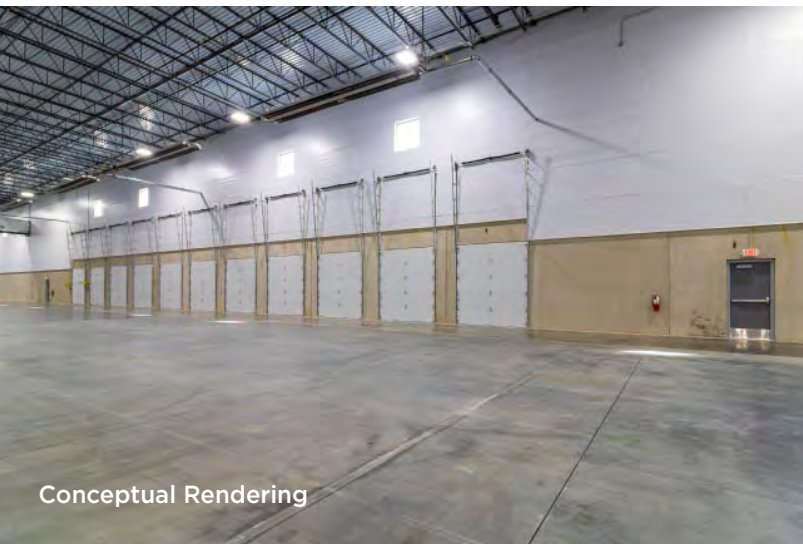
Sprinkler System
ESFR



Concrete Floors
7 inch



Conceptual Rendering



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