



## SEQUOIA REALTY

"Northeast Ohio's Commercial Broker"  
7311-B Mentor Avenue, Mentor, Ohio 44060  
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# Industrial/Flex Building

**7855 Division Dr.  
Mentor, OH 44060**

- **For Sale at \$677,000**
- **8,050 Sq. Ft. (+/-)**
  - **2,000 Sq. Ft. Office**
- **1 Drive-In Door 10' x 10'**
- **1 Semi Dock**
- **12.5' Clear Ceiling Height**
- **240-volt, 3-phase power, 400A**
- **A/C Throughout**
- **Building Expandable up to 12,000+ Sq. Ft.**
- **Clean Building for Manufacturing, Light Assembly or Distribution**
- **Available January 1, 2027**
- **Located off of Tyler Blvd in the Heart of Mentor's Industrial Section**

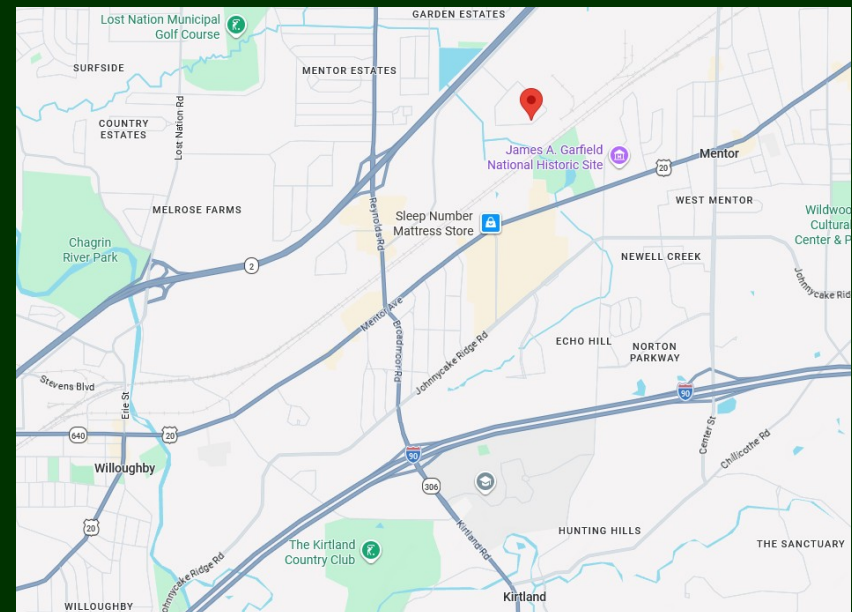
For More Information  
**Call Patrick Dowd – 216.406.0476**

Contact **The RICK FERRIS** Team  
Phone: 440.946.8600 ● Fax: 440.953.4500

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**Site Map**