

7471 TYLER BOULEVARD
MENTOR, OH

**FOR
LEASE**



ANDREWS
MANAGEMENT

**CONTACT
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LOCATION SUMMARY

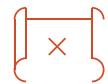
Located on the heavily trafficed Tyler Boulevard industrial business district and minutes from Route 2, Interstate 90, and Mentor Avenue. Closer proximity to Great Lakes Mall and neighboring businesses.

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FLOOR PLAN

Unit C - Available 3,000 SF



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- **Recently Upgraded West Parking Lot (Aug 2025)** – Provides convenient, modern, and well-maintained parking for tenants and visitors
- **New Concrete Pad Installed (2024)** – Enhances loading/unloading areas and overall site accessibility.
- **Ample On-Site Parking** – Supports both employees and customers with ease of access throughout the premises.
- **Truck-Friendly Access** – Turnaround space and loading zones accommodate semi-trucks efficiently.
- **Versatile Industrial Building** – Suitable for a variety of tenants with a strong existing tenant mix and located in a thriving industrial corridor.
- **Prime Location** – Minutes from both I-90 and Route 2, offering excellent regional connectivity.



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