

# 9360-9378 HAMILTON DR

Mentor, OH 44060

Leasing Brochure



**MATTHEWS™**

# Property Overview

**±6,820 SF**

Available

**±\$7.00 MG**

Lease Rate

**±10,213 VPD**

Traffic (Tyler Blvd)

## Project Scope

- **Rent Amount - Use**
- **9361 Hamilton** (Unit One)
  - Office/Warehouse ±1,100 SF
  - Warehouse ±1,320 SF
  - 10' Clear, One 10x10 Drive-In Door
- **9362 Hamilton** (Unit Two)
  - ±4,400 SF
  - 15' Clear
  - One, 8x8 Drive In and One, 12x10 Drive In
- **Strategic Location** – Located within the dense Mentor industrial submarket East of Cleveland.
- **Demographics** – Strong one mile and three mile population demographics.
- **Zoning:** M-1 zoning allows light industrial use, allowing for a range of industrial and commercial operations suitable for warehousing, manufacturing, service businesses, and similar uses.
- Two suites looking to lease together. Multiple drive in doors, bathrooms, floor drains as well as small offices.

## Property Details

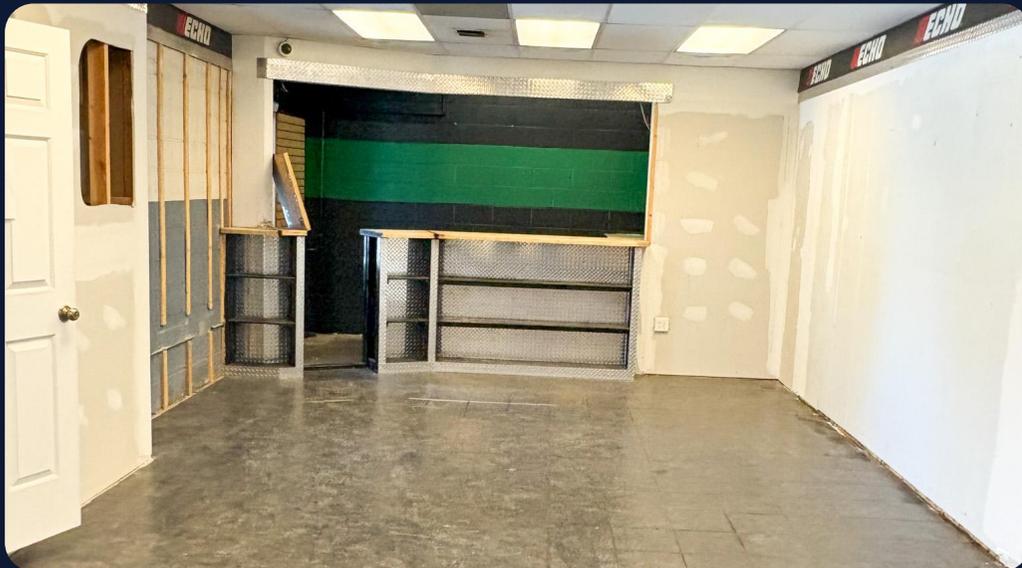
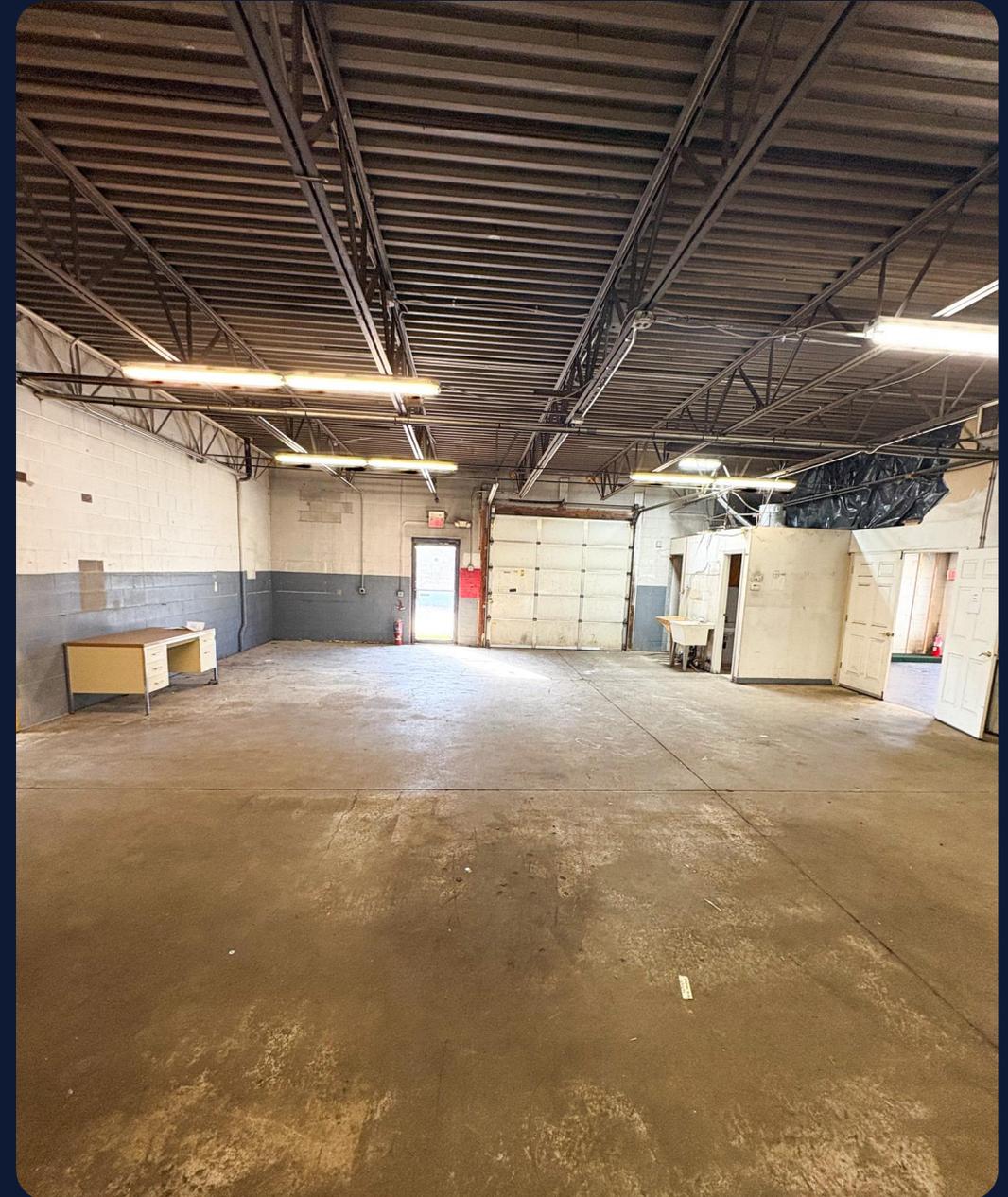
Address	9360 Hamilton Dr, Mentor, OH 44060
Lot Size	±1.00 AC
Year Built	1990
Total SF	±15,540 SF
Available SF	±6,820 SF
Construction	Masonry
Drive In Doors	2 (10'x12')
Dock Doors	1
Power	240v 3-Phase
Clear Height	10'-15'

For Lease

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**Broker of Record**

Matthew Wallace

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## **Confidentiality & Disclaimer Statement**

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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