

INDUSTRIAL FOR LEASE 8100 TYLER BOULEVARD

Mentor, OH 44060



OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
NNN Rate:	\$0.85 SF/yr
Building Size:	449,640 SF
Available SF:	112,594 SF
Warehouse SF:	110,430 SF
Office SF:	2,164 SF
Loading:	4 Docks & 1 Drive-In

PROPERTY HIGHLIGHTS

- Four Loading Docks, Each Measuring 8 Feet Wide by 10 Feet Tall and Equipped with Levelers
- Drive-In Door Measuring 12 Feet by 12 Feet
- Interior Clearance of 20 Feet Throughout the Majority of the Space
- High Bay Area Offering a Clearance of 35.5 Feet
- Column Spacing of 40 Feet by 40 Feet in the Low Bay
- Column Spacing of 35 Feet by 40 Feet in the High Bay
- Office Area Totaling 2,164 Square Feet, Consisting of Two Private Offices
- Features Include Air Rotation Heating, a Wet Sprinkler System, and an 800-Amp, 480-Volt, 3-Phase Power Supply

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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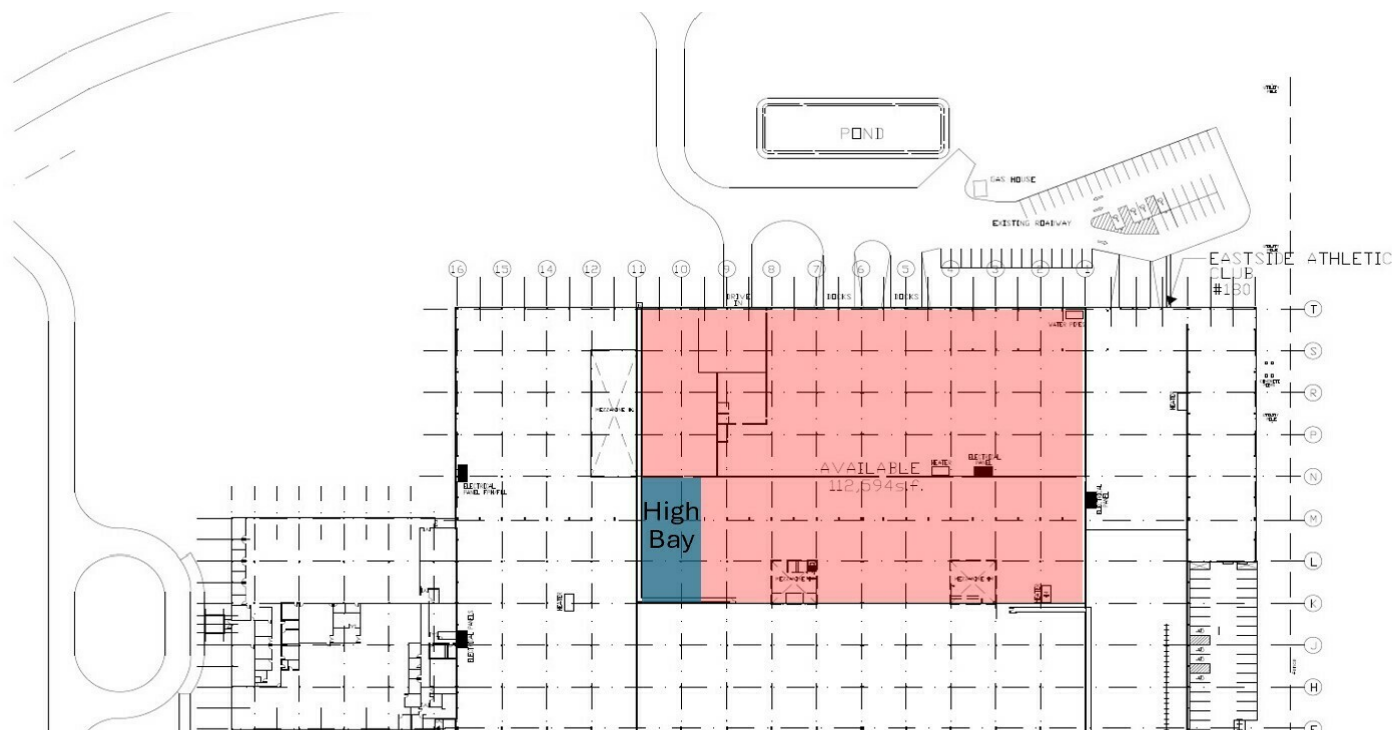
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COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	112,594 SF	Lease Rate:	\$5.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	112,594 SF	NNN	\$5.50 SF/yr

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