



**Building Rendering*

**9500 Hamilton Drive
Mentor, OH 44060**

NEW BUILDING

OVERVIEW

- ±158,000 Total SF
- ±120,500 SF Available | Divisible
- Site Area: 11.5 Acres
- Easy access to SR 2, SR 44, I-90
- (13) Docks
(1) Drive-in Door
- Clear Height: 32'
- Power: 1200A/480V/3P
- ESFR Sprinklers
- 100+ Parking Spaces
- Utilities at site
- 7" – 4000 PSI reinforced concrete floor with Ashford finish
- 5-year 100% Real Estate Tax abatement
- Estimated completion: Q3 2027



Mentor Industrial Development

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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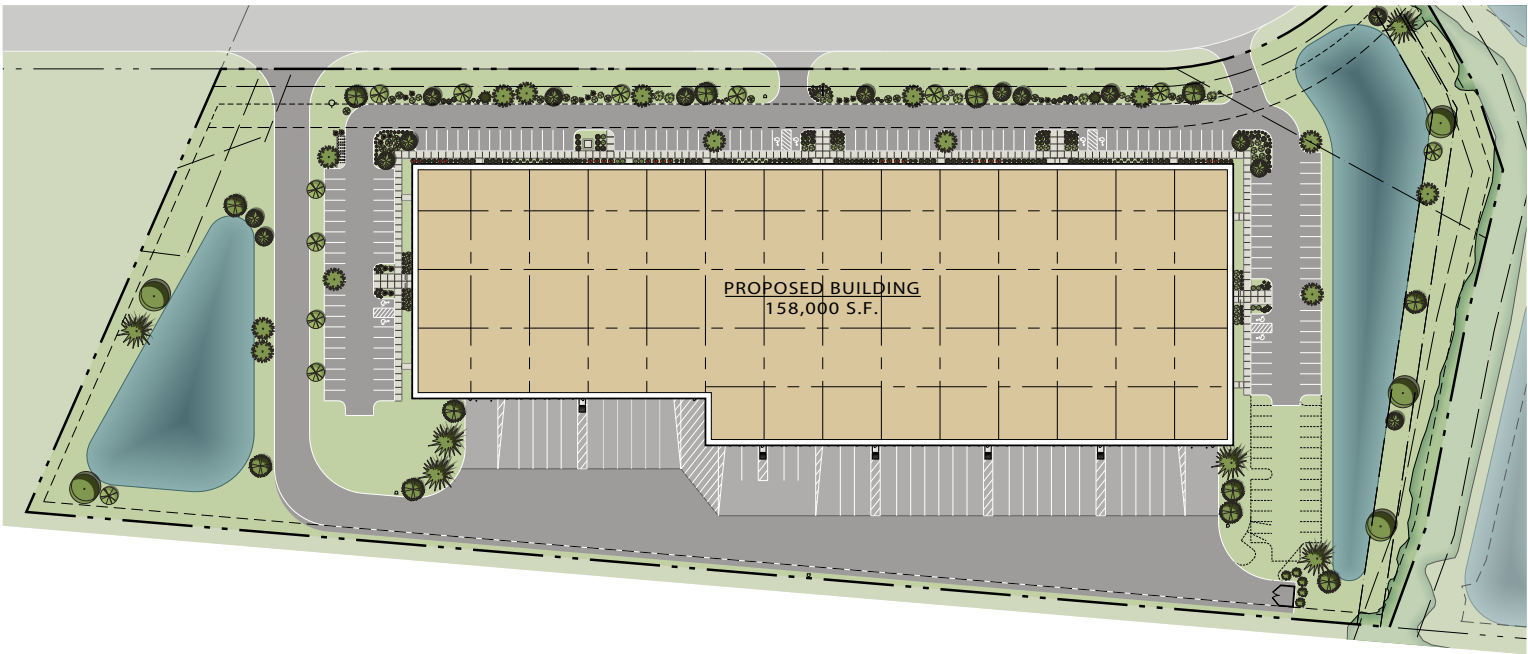
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SITE PLAN

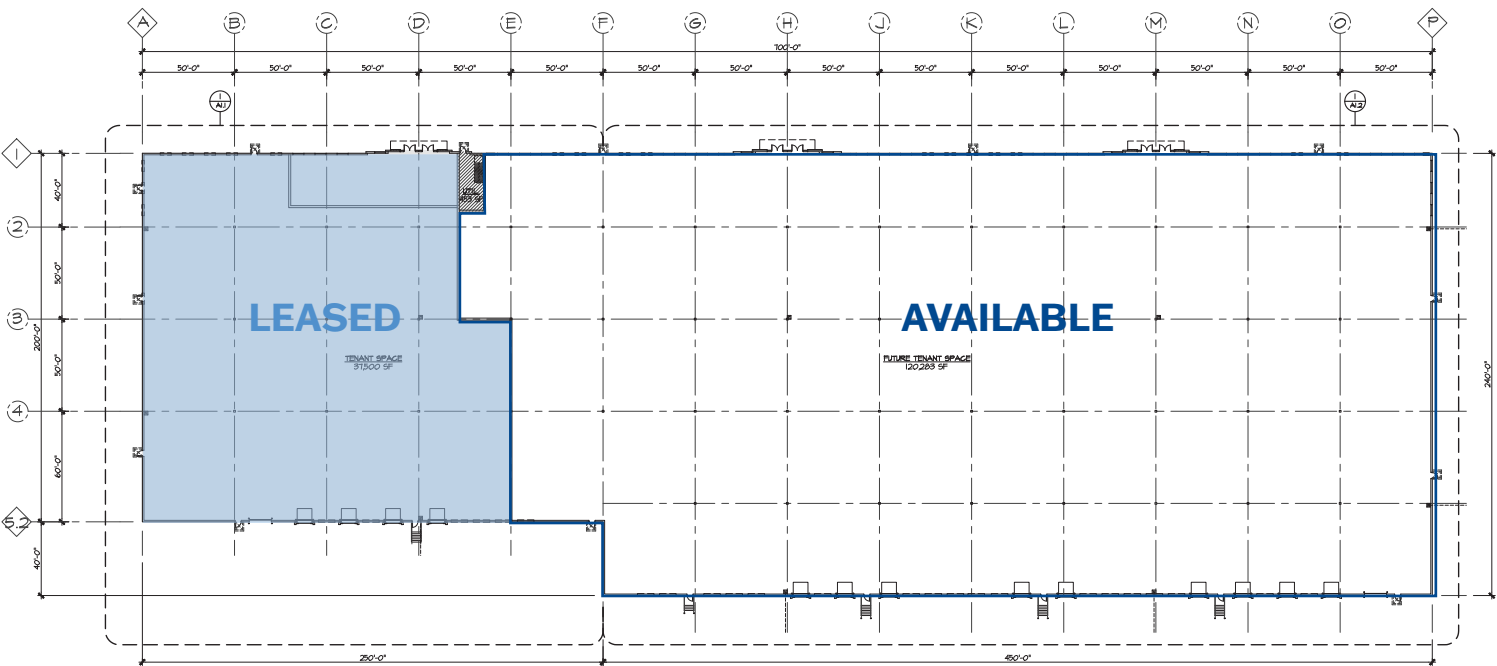




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SITE PLAN



OVERALL FLOOR PLAN
SCALE: 1" = 30'

