

**FOR
LEASE**

MENTOR BUSINESS PARK

7800 TYLER BLVD, MENTOR, OH 44060

**DISTRIBUTION & CRANED MANUFACTURING SPACE
45,000 – 125,000 SF**



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950 Main Avenue
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CBRE

PROPERTY HIGHLIGHTS

- Professionally managed in business park setting
- ±2 Miles from SR-2 with Highway Visibility, ±3 Miles from I-90
- Building is fully sprinklered with ample parking and 480V/3PH power
- Park neighbors include Signature Health, ORBIS, and Interpak
- **Low Operating Expenses: \$1.36 (2024 Est)**

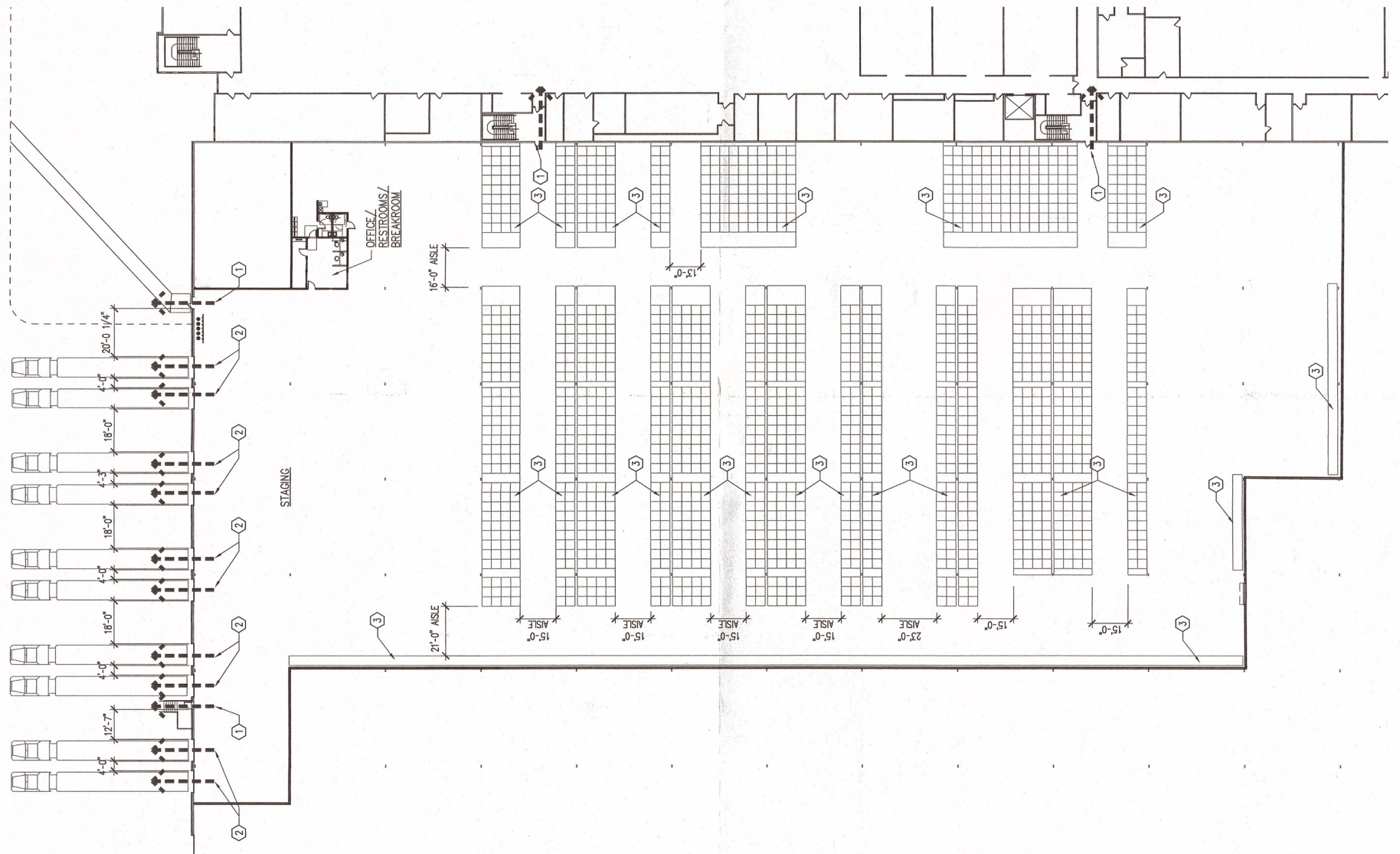
ZONING:

- [Zoning Map](#)
- [Codified Ordinances](#)



UNIT	7234	7800A	7800B
Description	Craned Manufacturing	Distribution Warehouse	Office / Production
Rentable SF	45,151 SF ±	102,932 SF ±	11,046 – 22,257 SF ±
Office SF	1,680 SF ±	1,000 SF ±	11,046 – 22,257 SF ±
Warehouse SF	43,471 SF ±	102,932 SF ±	–
Docks	Two Docks Potentially Available in Adjacent Space	Ten (9' x 9') with levelers	–
Drive-Ins	Three (2 - 16' x 16', 1 - 8' x 10')	To Suit	–
Clear Height	20'2" (30%) – 32' (70%)	20'2"	10'5"
Column Spacing	100' x 40' & 40' x 40'	40' x 40'	–
Additional Features	6-Ton Crane (23' Under Hook); 28K SF Clear Span; LED lighting; Reznor Heating Units; Shop Restrooms & Lockers; 6 Private Offices, Conference Room, Kitchenette, IT/Data, & Shop Office; Glass Vestibule entrance & landscaping	Recently painted (interior & exterior); roof replaced in past 10 years; LED Lighting; Air Rotation and Reznor Heating Units (warehouse); Small shop office with restrooms and IT/Data room	Shell space ready to build-out for variety of uses (i.e., ancillary offices, low-bay production, lab); can be leased with Unit 7800A
Asking Rate	\$5.25 / SF NNN	\$4.50 / SF NNN	TBD

FLOOR PLAN UNIT 7800



PROPERTY PHOTOS

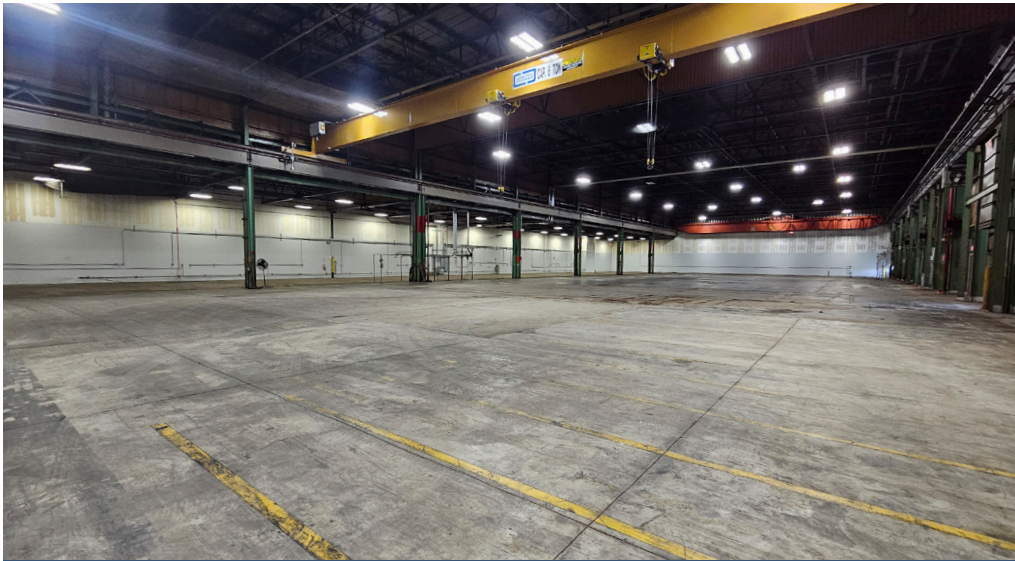
UNIT 7800



UNIT 7234



UNIT 7800

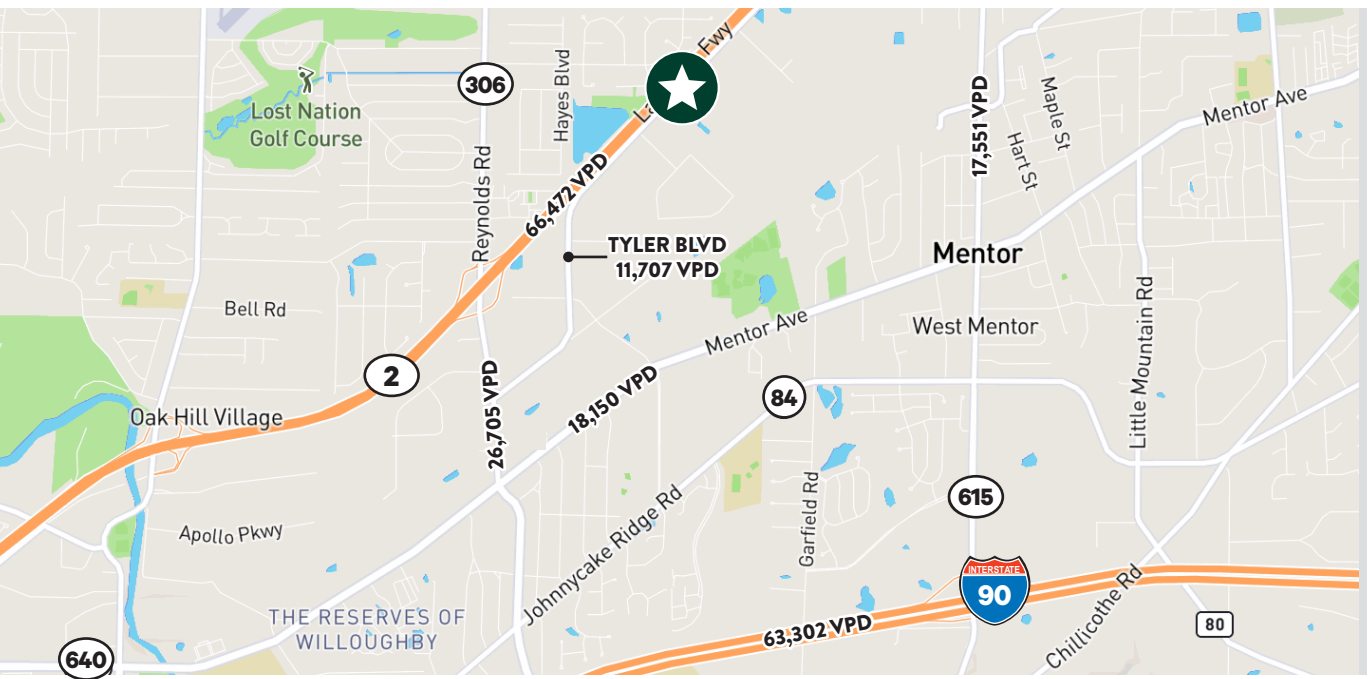
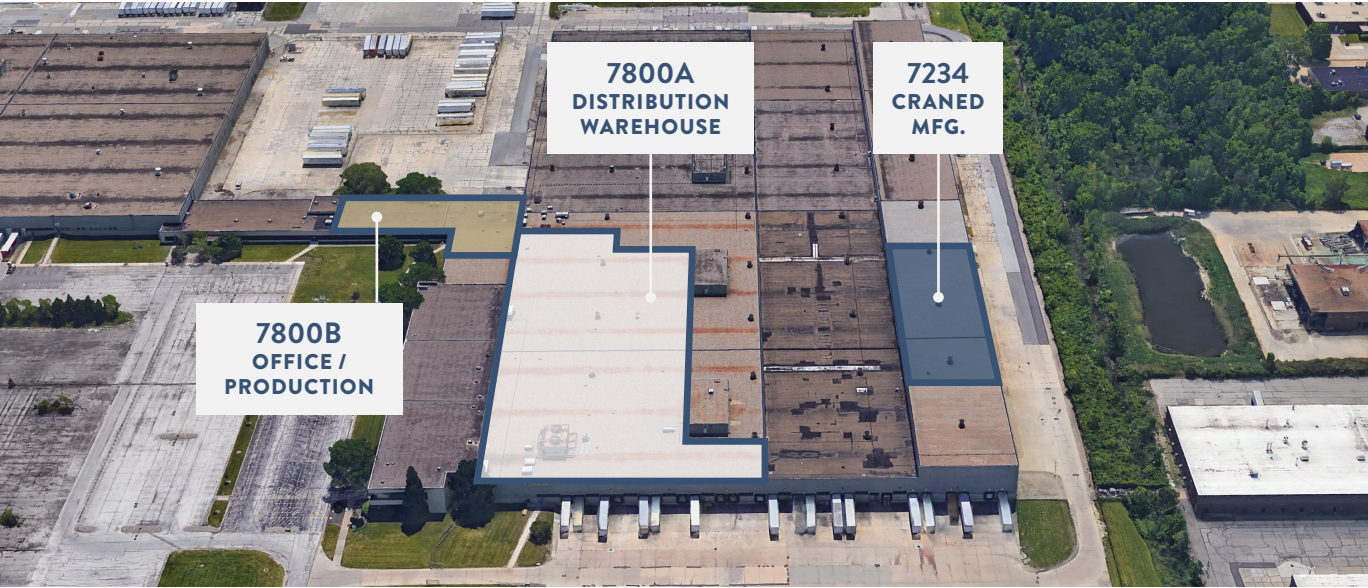


UNIT 7234



UNIT 7234

LOCATION OVERVIEW



DEMOGRAPHICS (5 MILE RADIUS)



AVG HH INCOME
\$108,013



POPULATION
103,728



AVG HOUSING VALUE
\$280,037



HOUSEHOLDS
46,087



EMPLOYEES
64,861



TRADE AERIAL MENTOR



TRADE AREA INFO
Mentor Ave & Center St
(3 Miles)

- Population: 44,302
- Daytime Population: 49,911
- Total Households: 18,464
- Median HH Income: \$78,024
- Average HH Income: \$107,388
- Total Businesses: 2,214
- Total Employees: 34,421

MAJOR EMPLOYERS

1. STERIS - 1,043
2. TriPoint Medical Center - 825
3. Lincoln Electric - 540
4. NHVS International Inc. - 325
5. Avery Dennison - 300

HOTELS
14 Hotels/1,350 Rooms

1. Super 8 - 63
2. Studio 6 - 114
3. Holiday Inn - 132
4. Best Western - 50
5. Residence Inn - 96
6. WoodSpring Suites - 117
7. Hampton Inn - 90
8. Wingate - 83
9. Quail Hollow - 176
10. Comfort Inn - 55
11. Holiday Inn Express - 84

Not on map:
Mentor Home Inn - 70
Days Inn - 112
Red Roof Inn - 108
Planned:
Homewood Suites - N/A

Traffic Counts: Ohio Department of Transportation (ODOT) 2019-2020

**FOR MORE
INFORMATION
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