

**31,745 SF INDUSTRIAL  
BUILDING ON 3.67 ACRES**



**PRICE REDUCED TO  
\$2,495,000**



**31,745 SF INDUSTRIAL BUILDING FOR SALE**

7770 Division Drive, Mentor, OH 44060

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# 31,745 SF INDUSTRIAL BUILDING FOR SALE

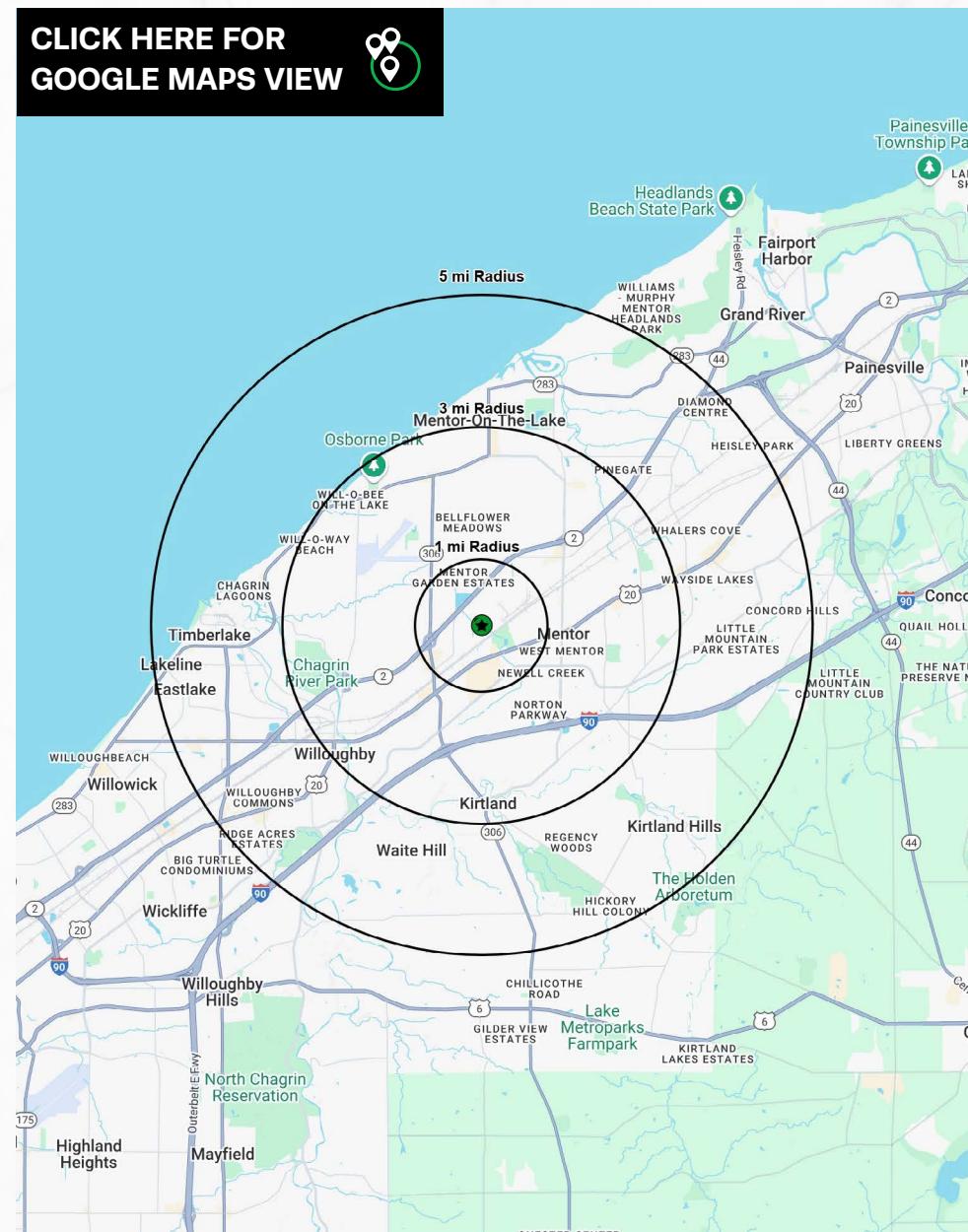
7770 Division Drive, Mentor, OH, 44060

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- A very high quality manufacturing property located along Division Drive, Mentor, Ohio. This property is in an industrial park off OH-Route 2 and was built in 1992. The 31,745 SF building sits on a 3.67-acre lot that features a large facade for signage. It has abundant parking with over 140 parking spaces. Within the back parking lot trucks will have the ability to turn around to head outwards towards Division Dr.
- Asking Price \$2,495,000
- 31,745 total SF / 15,738 SF of industrial space / 12,753 of light manufacturing space / 2,774 SF 1st floor office / 480 SF 2nd floor office
- 3.67 Acres of Land
- Taxes \$31,917 per year
- One 12' drive-in door / 2 dock doors
- 12' clear height
- 40' X 40' column spacing

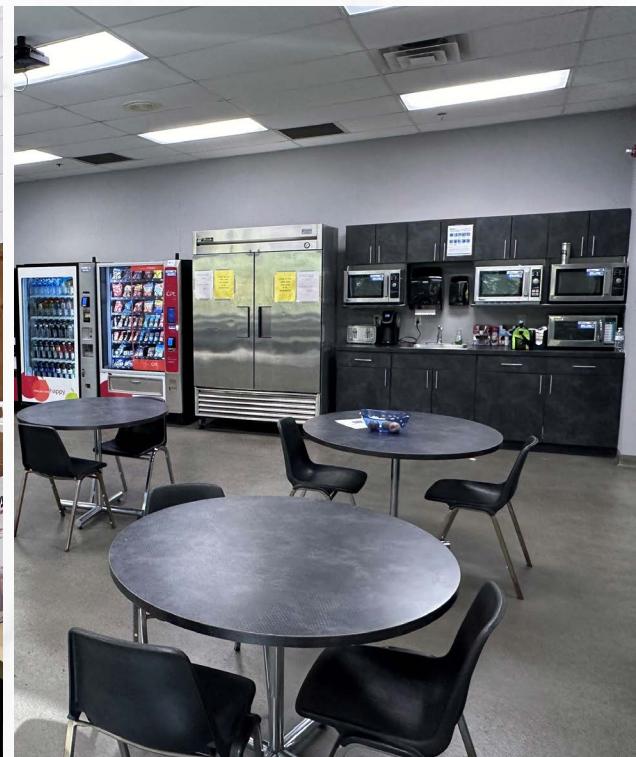
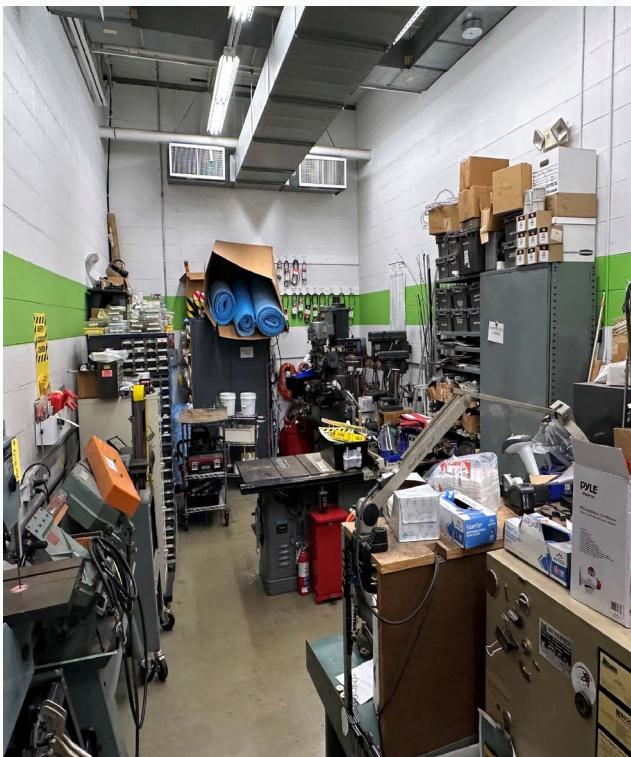
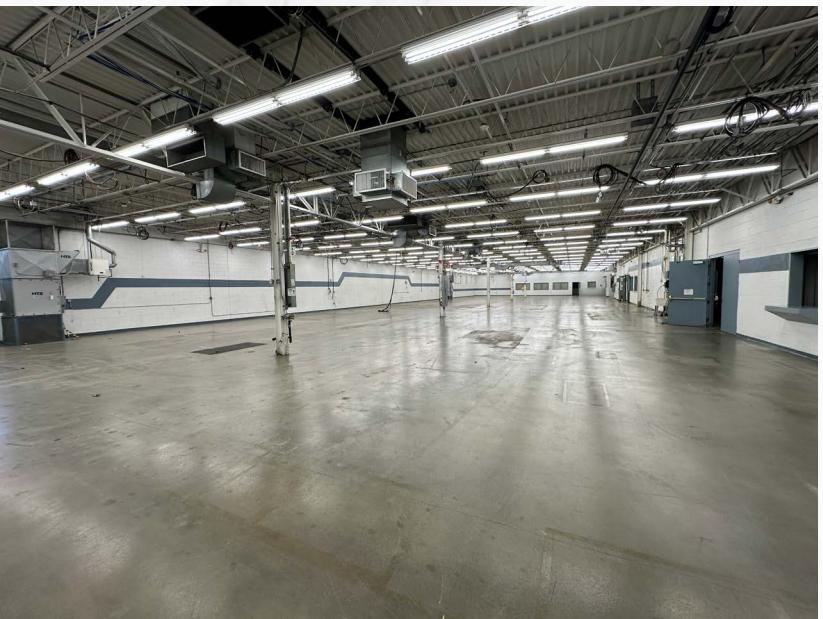
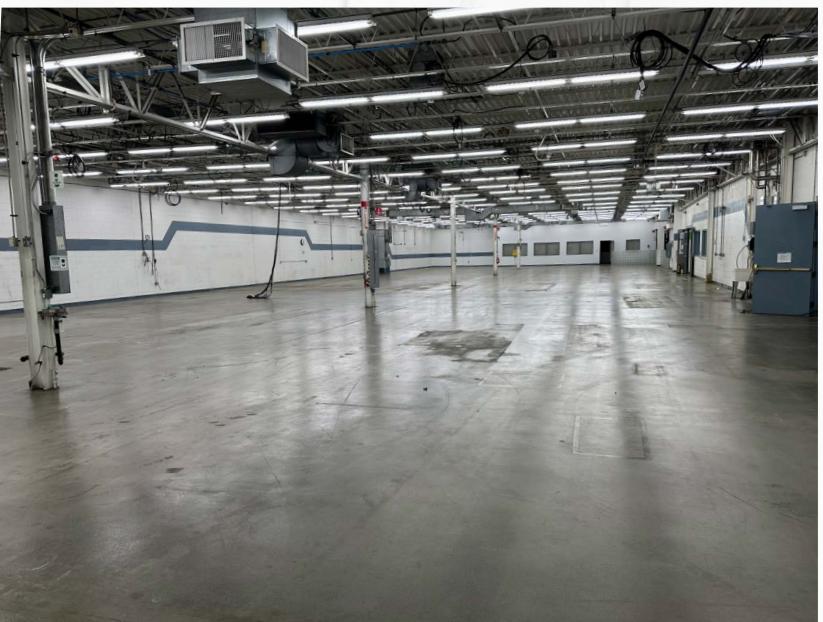
CLICK HERE FOR  
GOOGLE MAPS VIEW



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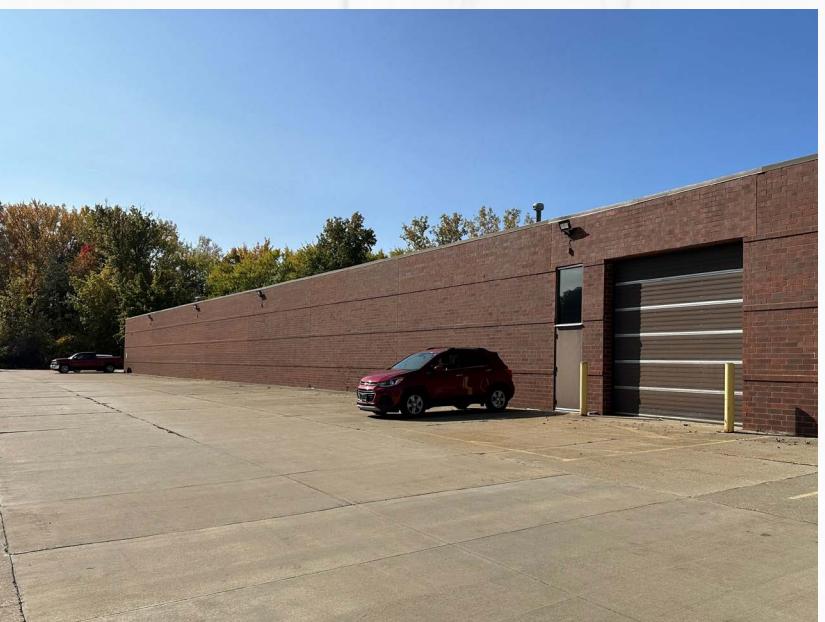
PICTURES



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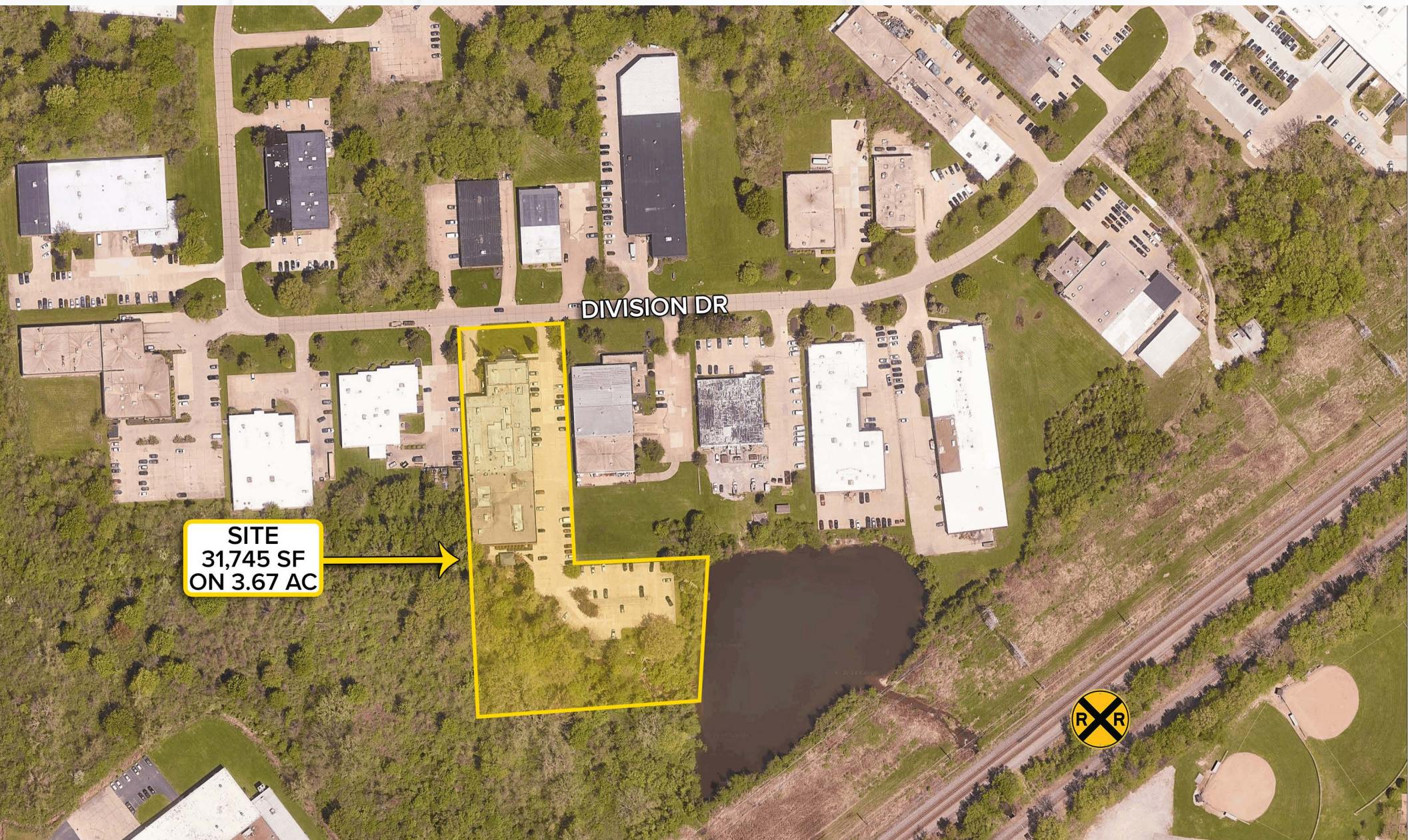
PICTURES



# 31,745 SF INDUSTRIAL BUILDING FOR SALE

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MICRO AERIAL



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