

Warehouse Space For Lease in Mentor

8714 East Avenue, Mentor, Ohio 44060







Property Highlights

- Flexible unit sizes: 1,120 SF - 17,120 SF
- Ideal spaces for a wide range of users including - warehousing, distribution, light manufacturing, and trade professionals.
- Multiple building improvements underway including facade updates, new LED Lights, paint, and new overhead doors,
- Strategically positioned less than 2 miles from the SR-2 interchange and approximately 4 miles from I-90, the property offers rapid, high-capacity transit to Downtown Cleveland (25-minute drive) and direct links to broader Northeast Ohio
- Join global industry leaders located in Mentor including STERIS Corporation, Avery Dennison, PCC Airfoils, Lincoln Electric, Buyers Products, and Component Repair Technologies.

**LEASE RATE:
\$5.95/SF/YEAR**

**NNNS:
\$1.00/SF/YEAR**

Building Specifications

Total Building Size:	±48,192 SF	Parking:	Ample
Year Built:	1982	Power:	3P/240V
Zoning:	M-1 Light	Heat:	Overhead Gas Unit
Land Area:	±3.05 AC	A/C:	Office
Clear Height:	14'	Sprinkler:	No
Lighting:	LED		

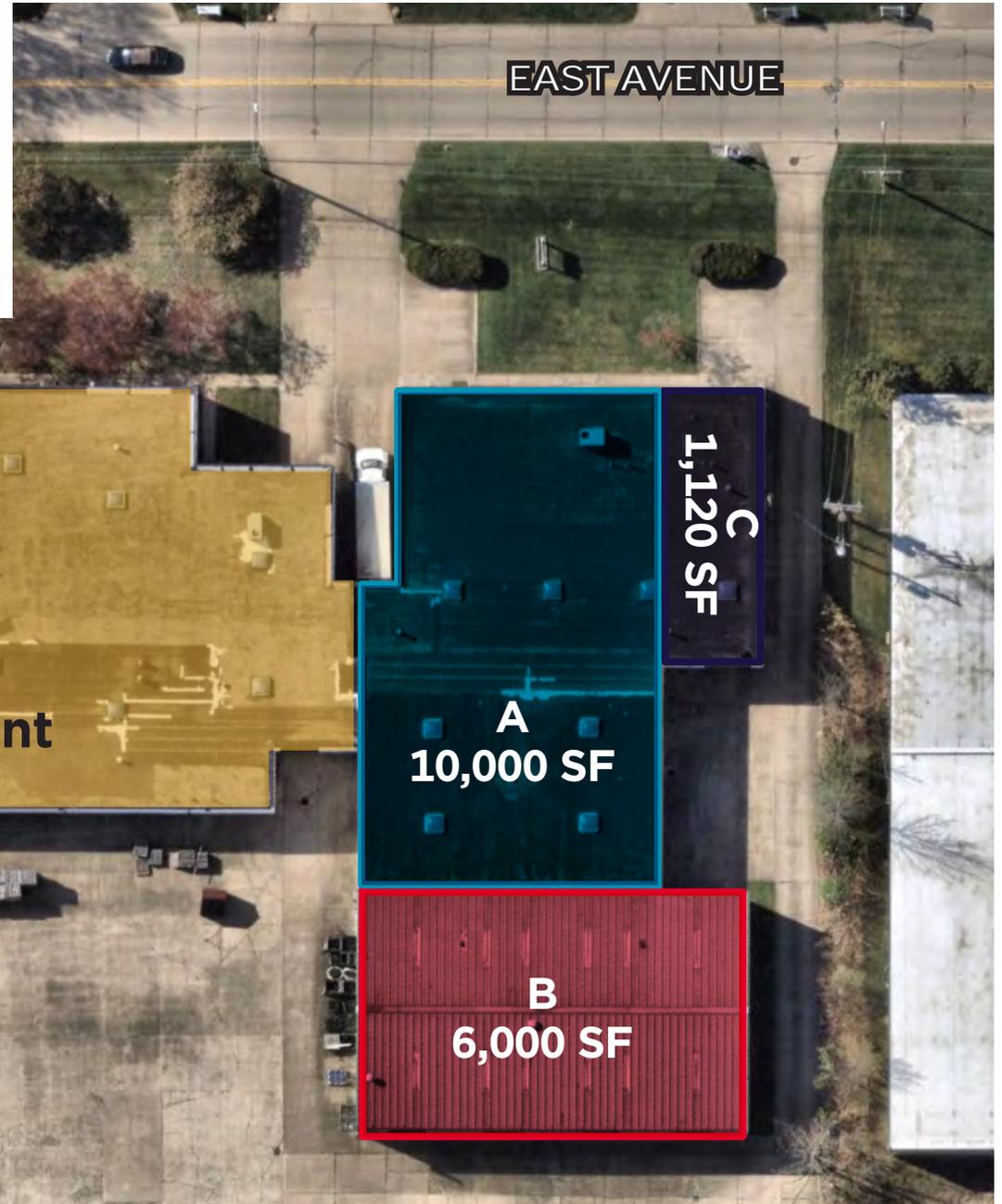
Availability

UNIT	SF	DOCKS	DRIVE-INS
A	10,000	One (1)	Two (2): 10'x12'
B	6,000	—	Four (4): 10' x 14'
C	1,120	—	One (1): 10'x12'

Property Aerial

Availability

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B	6,000 SF	—	Four (4): 10'x14'
C	1,120 SF	—	One (1): 10'x12'



Location Map

107,171

Population
(2025 | 5 Mile)

44.4

Median Age
(2025 | 5 Mile)

46,418

Households
(2025 | 5 Mile)

\$118,874

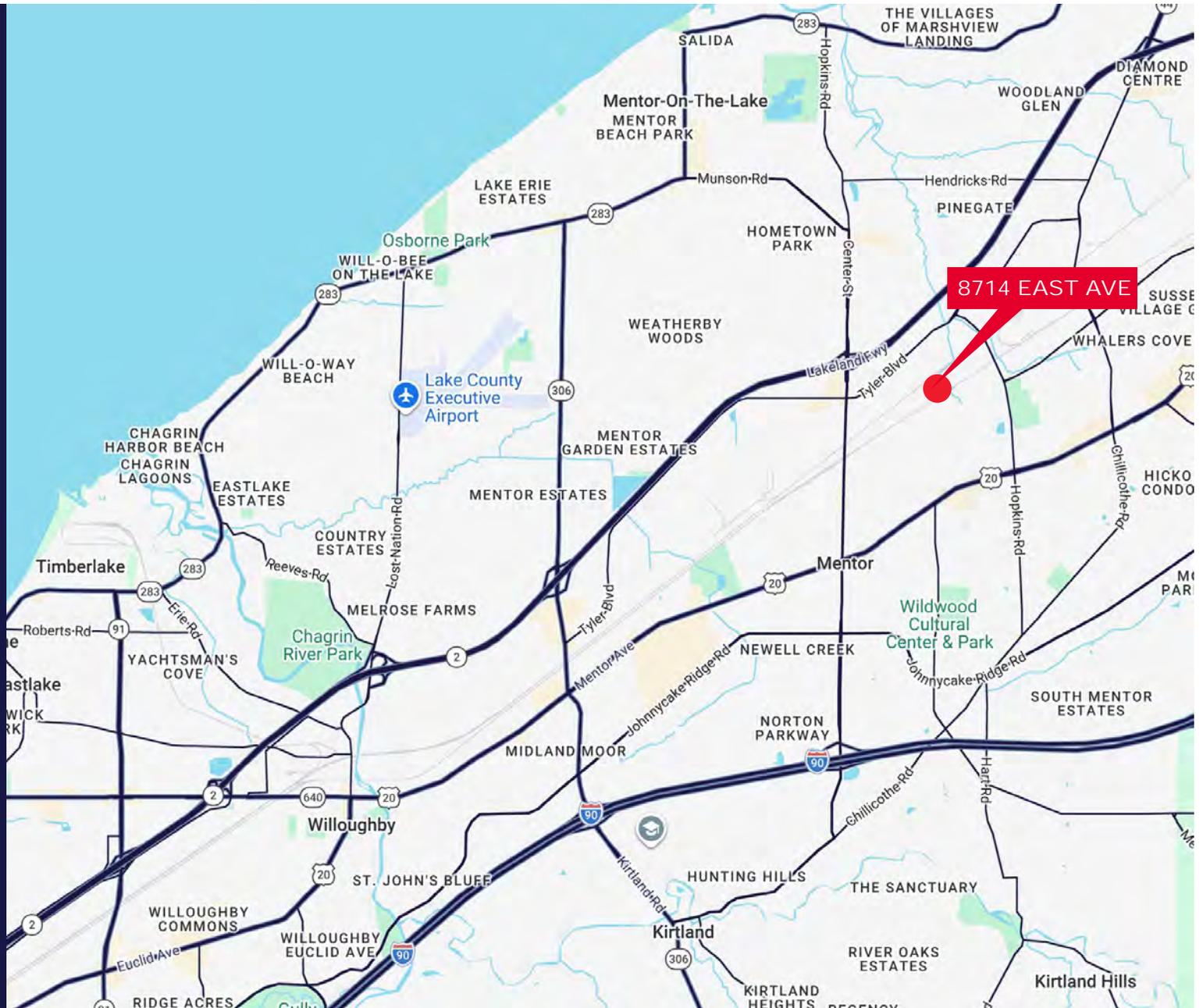
Avg. Household
Income
(2025 | 5 Mile)

4,060

Total Businesses
(2025 | 5 Mile)

49,599

Total Employees
(2025 | 5 Mile)



MENTOR, OHIO

While some longtime Mentorites may wish for the simpler days when Mentor was a quiet, rural town dotted with nurseries and two lane roads, most would agree that it's still the best place to live in Northeast Ohio. This is largely due to an excellent quality of life, which means: location; excellent schools; attractive, affordable housing; responsive city services; 1,200 acre park and recreation system; low crime rate; and spirit of cooperation.

Mentor offers a diverse mix of housing — from upscale, contemporary to charming, century homes in the Old Village District. From the planned developments of Sausalito, French Hollow and Pinegate, to apartments and condominiums. The majority of homes are single family detached and owner occupied. The median home value is \$194,660.

If you're a business owner looking for a vital community in which to locate or expand your business, there's an array of services offered through our Economic Development Department. Mentor is home to a significant number of biomedical firms and international and national corporate headquarters; but our staff also works hard to encourage the growth of young companies and offers attractive incentives to ensure their success.

Mentor is a popular destination for visitors who come to shop, hike or just hang out. Consider Headlands Beach — Ohio's longest and best swimming beach and named one of the 20 best beaches in America by CNN Travel; the Mentor Lagoons Nature Preserve and adjoining Mentor Marsh State Nature Preserve boast over a mile of natural beach and more than 1,000 acres of trails, boardwalks and wildlife. There's also the James A. Garfield National Historic Site, home of our 20th U.S. President, and many, many shopping and dining opportunities.

Mentor, Ohio — named to the "100 Best Places to Live" by Money magazine in 2006 and 2010, and to Smart Money's "Best Places to Retire in Ohio" in 2012. We're sure you'll find that Mentor's a great place — to live, work, play, or visit!





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