



FREESTANDING INDUSTRIAL BUILDING
±41,000 SF AVAILABLE FOR SALE OR LEASE

7420 CLOVER AVENUE
MENTOR, OHIO 44060

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

- Lot Size: 4.9357 AC
- Year Built: 2003
- Zoning: M-1; Light-Manufacturing
- Parcel ID: 16-B-031-D-03-023-0
- Prior Use: Hadrian Manufacturing
- Condition: Great
- Lease Rate: \$5.50/SF NNN
- Sale Price: \$3,000,000

PROPERTY HIGHLIGHTS

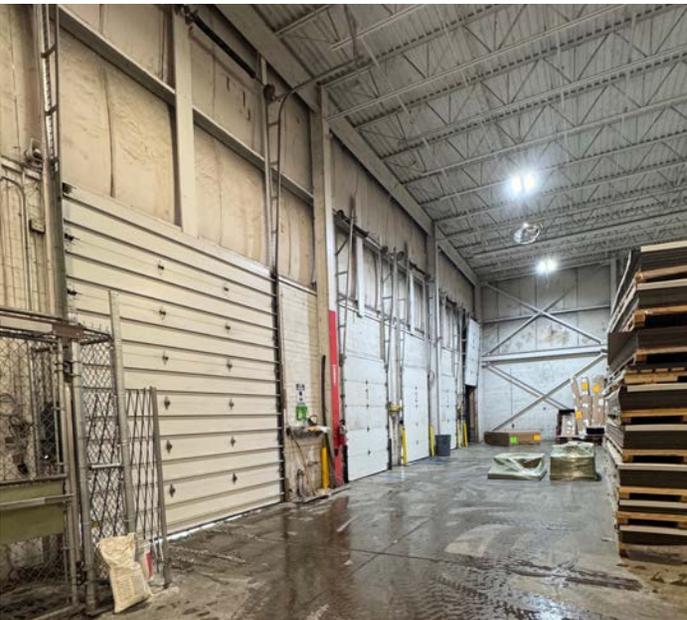
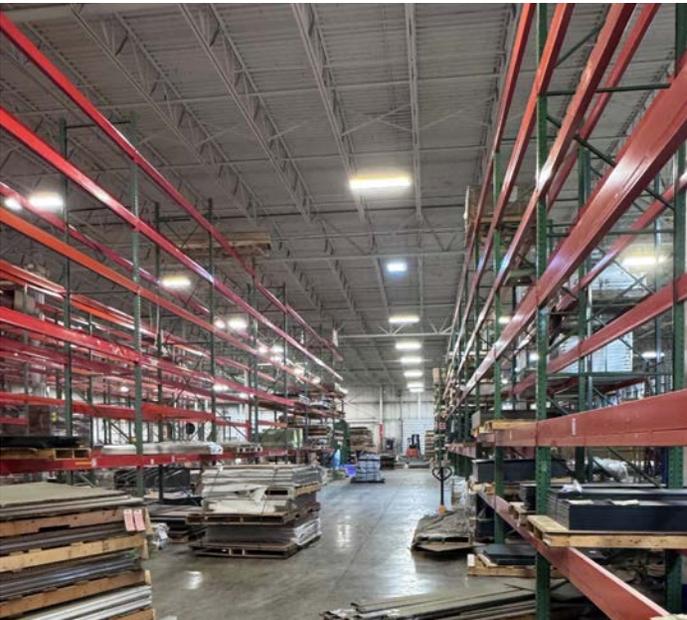
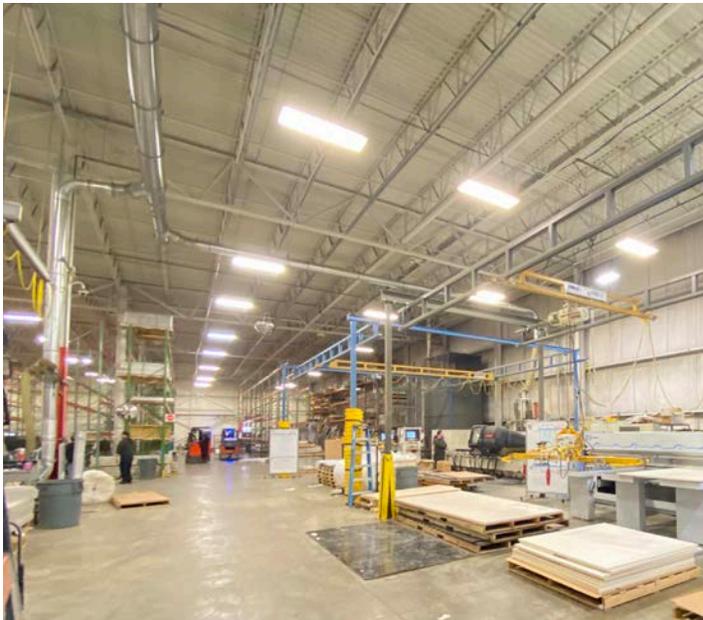
- Close Proximity for access to I-90, SR -2, and SR-44
- Strong labor pool supporting manufacturing and logistics users
- Relatively newer construction (2003) relative to submarket (1950's-1970's)
- Potential premium additional ±2 AC for IOS or expansion capability



BUILDING SPECIFICATIONS

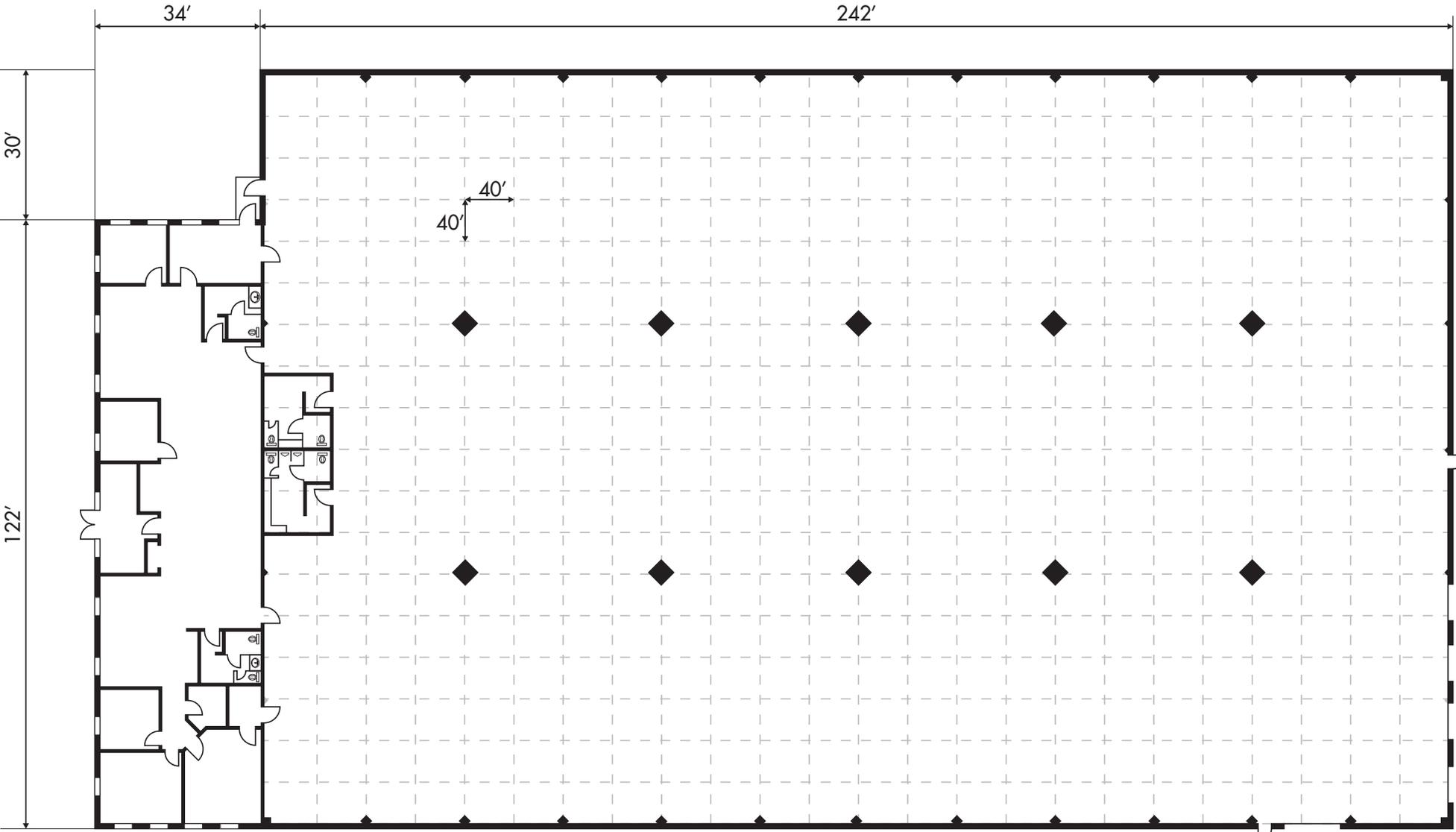
- Building Size: ±41,000 SF
 - Warehouse: ±37,000 SF
 - Office: ±4,000 SF
- Clear Height: 25'6" (28' Deck)
- Loading:
 - (2) Grade-level Overhead (drive-in); 12' W x 14' H
 - (4) Dock-High Loading Docks
- Power: 480V / 800A / 3P
- Floor Thickness: 6" (welded wire mesh reinforcement)
- Sprinklers: Wet

PROPERTY PHOTOS
7420 CLOVER AVENUE



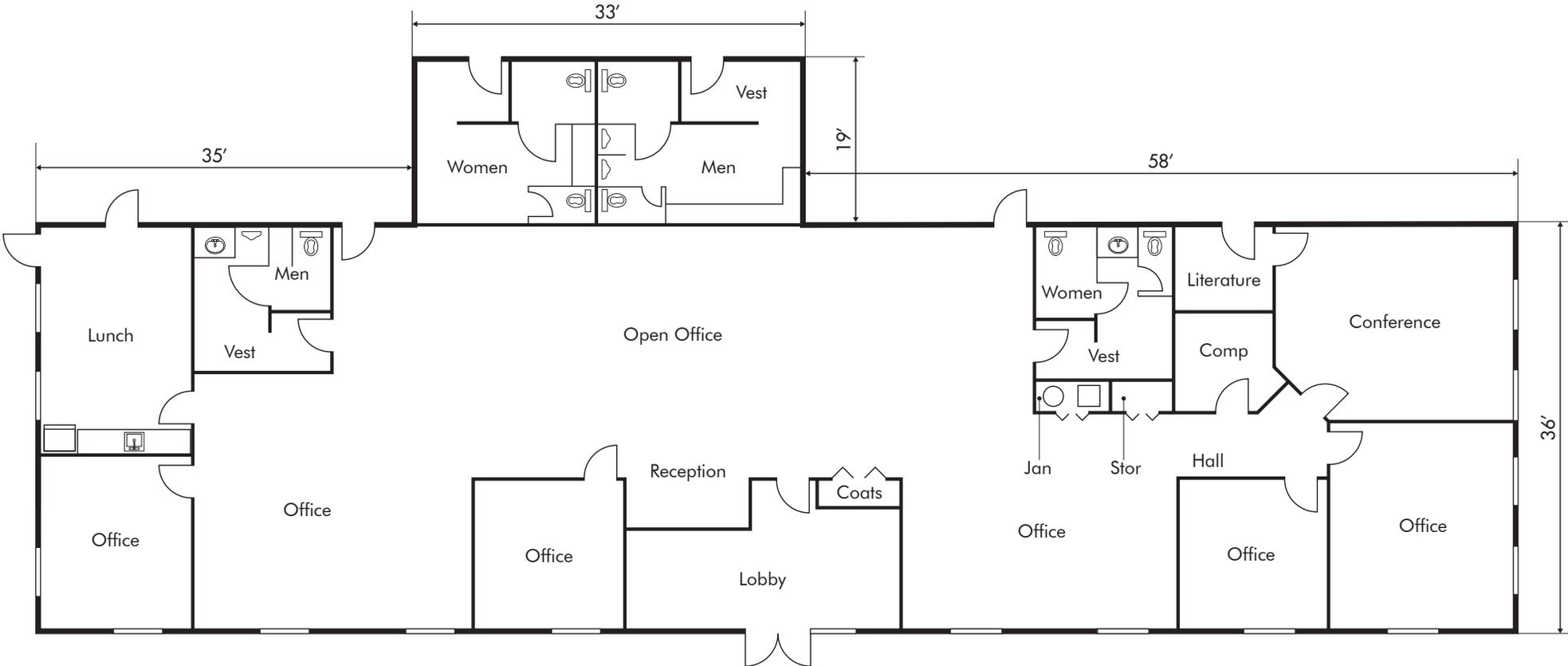
FLOOR PLAN - WAREHOUSE SPACE

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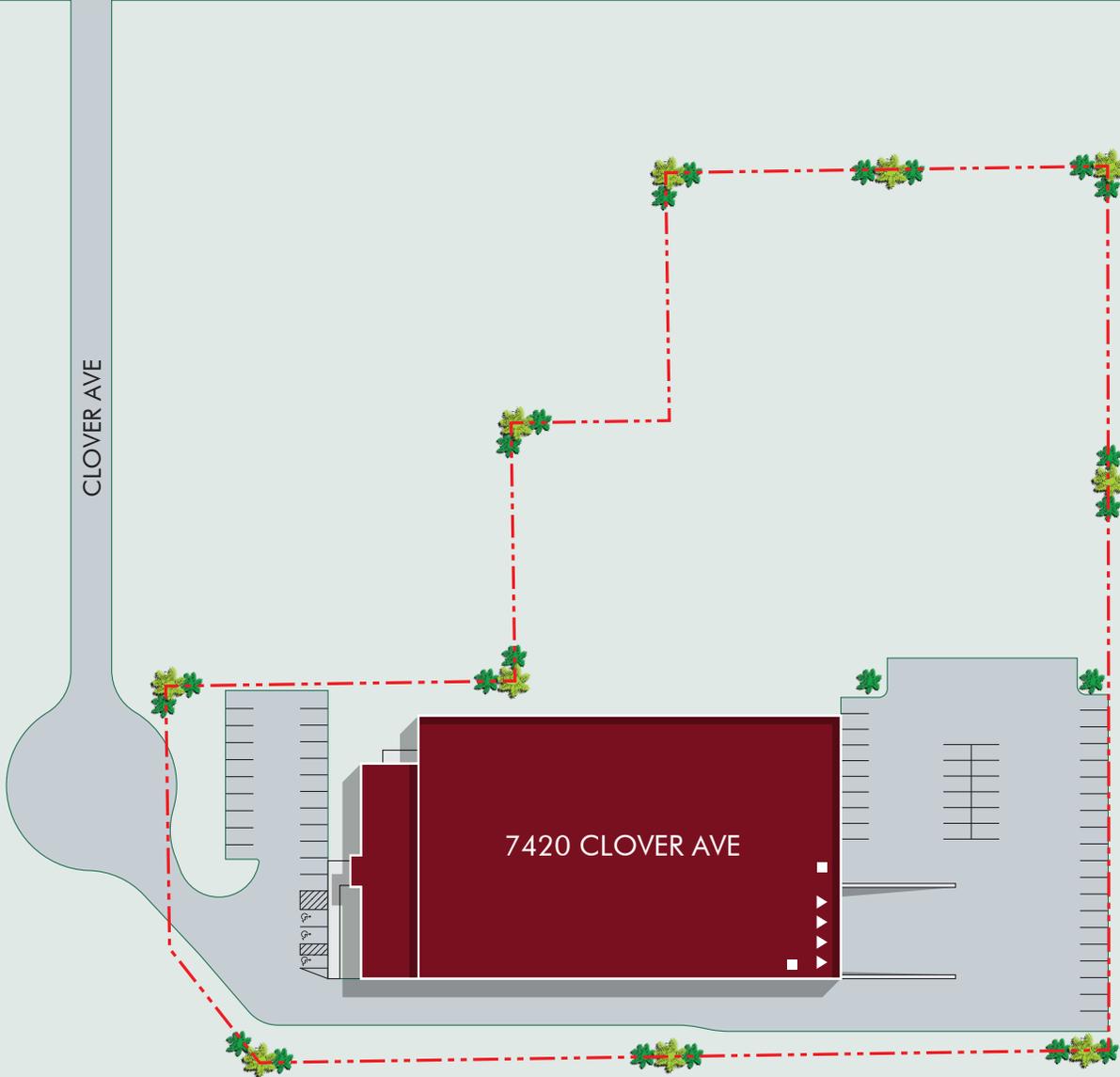


FLOOR PLAN - OFFICE SPACE

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SITE PLAN
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- ▲ Dock Doors
- Drive -in Door

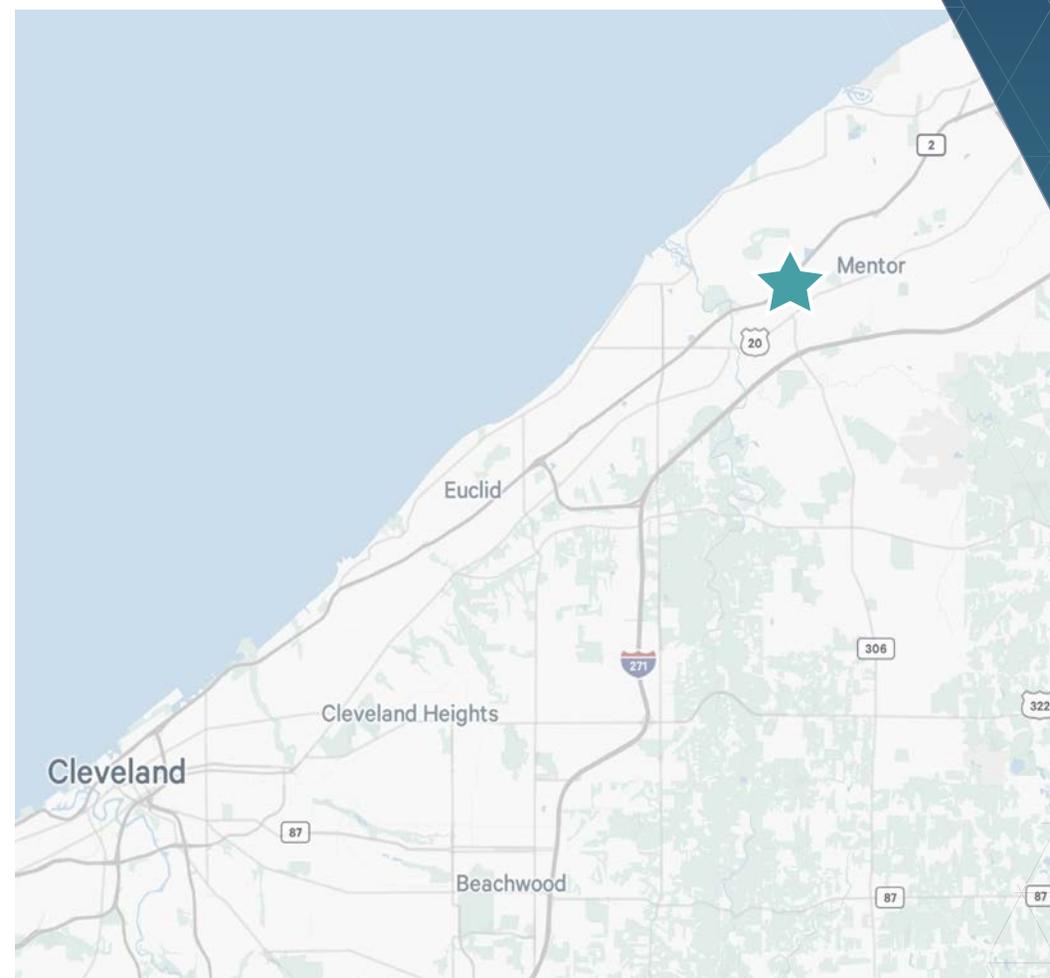


AERIAL MAP
7420 CLOVER AVENUE



Area Demographics

Demographic	1 Mile	3 Miles	5 Miles
2025 Businesses	474	2,533	4,766
2025 Employees	6,853	32,559	62,107
2025 Population	4,736	52,025	106,791
2025 Median Age	45.90	46.10	46.70
2025 Population 25 and Over	3,566	39,448	81,467
2025 Households	2,077	23,820	49,171
2025 Average Household Income	\$110,130	\$106,036	\$104,243
2025 Average Value of Owner Occ. Housing Units	\$291,516	\$281,684	\$282,802
2025 Daytime Population	8,497	54,086	108,839
Daytime Workers	6,635	31,568	60,905
Daytime Residents	1,862	22,518	47,934



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