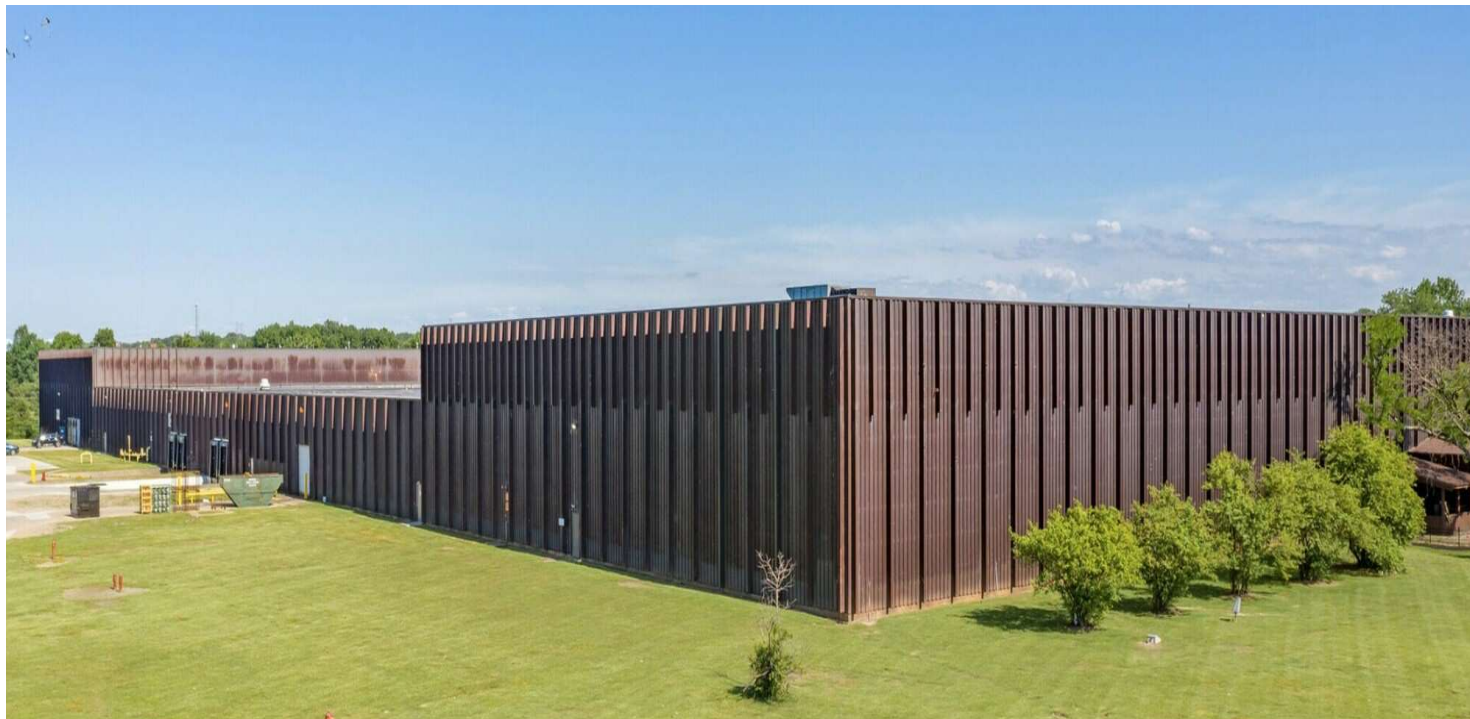


INDUSTRIAL FOR LEASE 8100 TYLER BOULEVARD

Mentor, OH 44060



OFFERING SUMMARY

Lease Rate:	\$4.50-\$5.50 SF/yr (NNN)
NNN Rate:	\$0.85 SF/yr
Building Size:	449,640 SF
Available Units:	35,379 SF or 112,594 SF

Suite 100 - 112,594 SF UNIT

- Four Loading Docks, Each Measuring 8 Feet Wide by 10 Feet Tall and Equipped with 7' Wide Levelers
- Drive-In Door Measuring 12 Feet by 12 Feet
- Interior Clearance of 20 Feet Throughout the Majority of the Space
- High Bay Area Offering a Clearance of 32 Feet
- Column Spacing of 40 Feet by 40 Feet in the Low Bay
- Column Spacing of 35 Feet by 40 Feet in the High Bay
- Office Area Totaling 2,164 Square Feet, Consisting of Two Private Offices
- Features Include Air Rotation Heating, a Wet Sprinkler System, and an 800-Amp, 480-Volt, 3-Phase Power Supply

High Bay - Sport Space - 35,379 SF UNIT

- Former Basketball Facility
- All hoops and courts available
- Newly Builtout in 2021
- Large Overhear Door
- Clear Span
- 32' Clear

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Suite 100 - 112,594 SF UNIT



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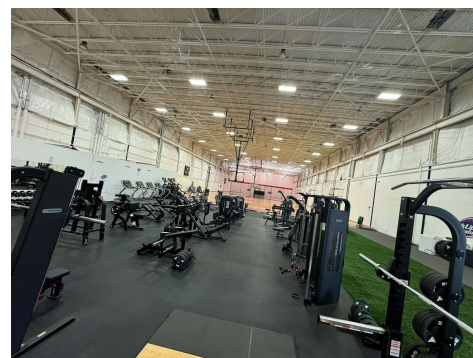
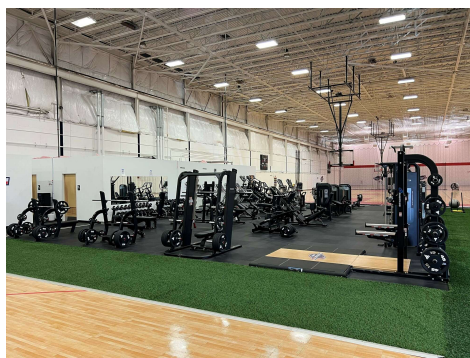
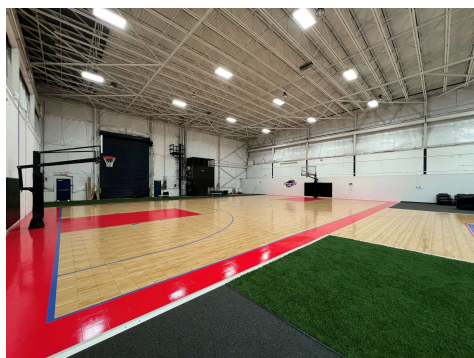
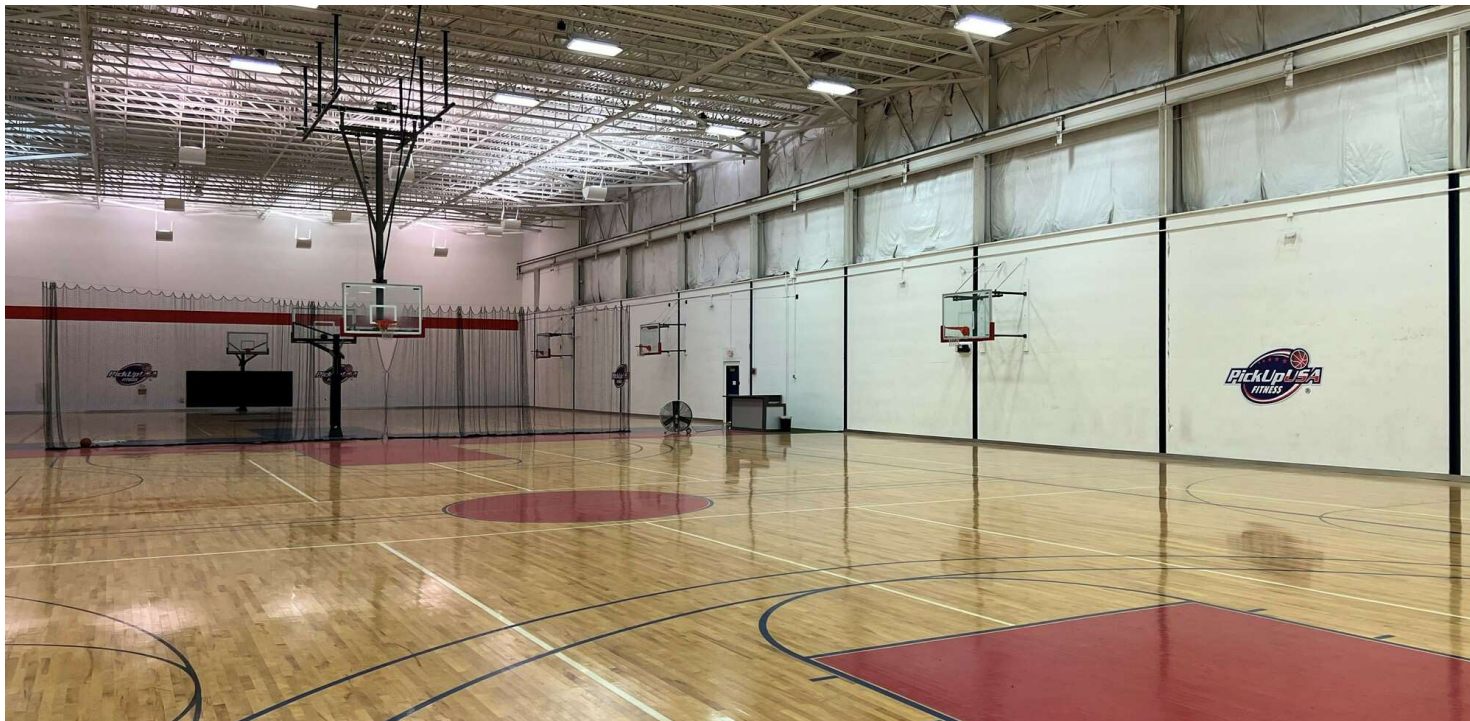
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High Bay - Sport Space - 35,379 SF UNIT



*Fitness Equipment has been removed

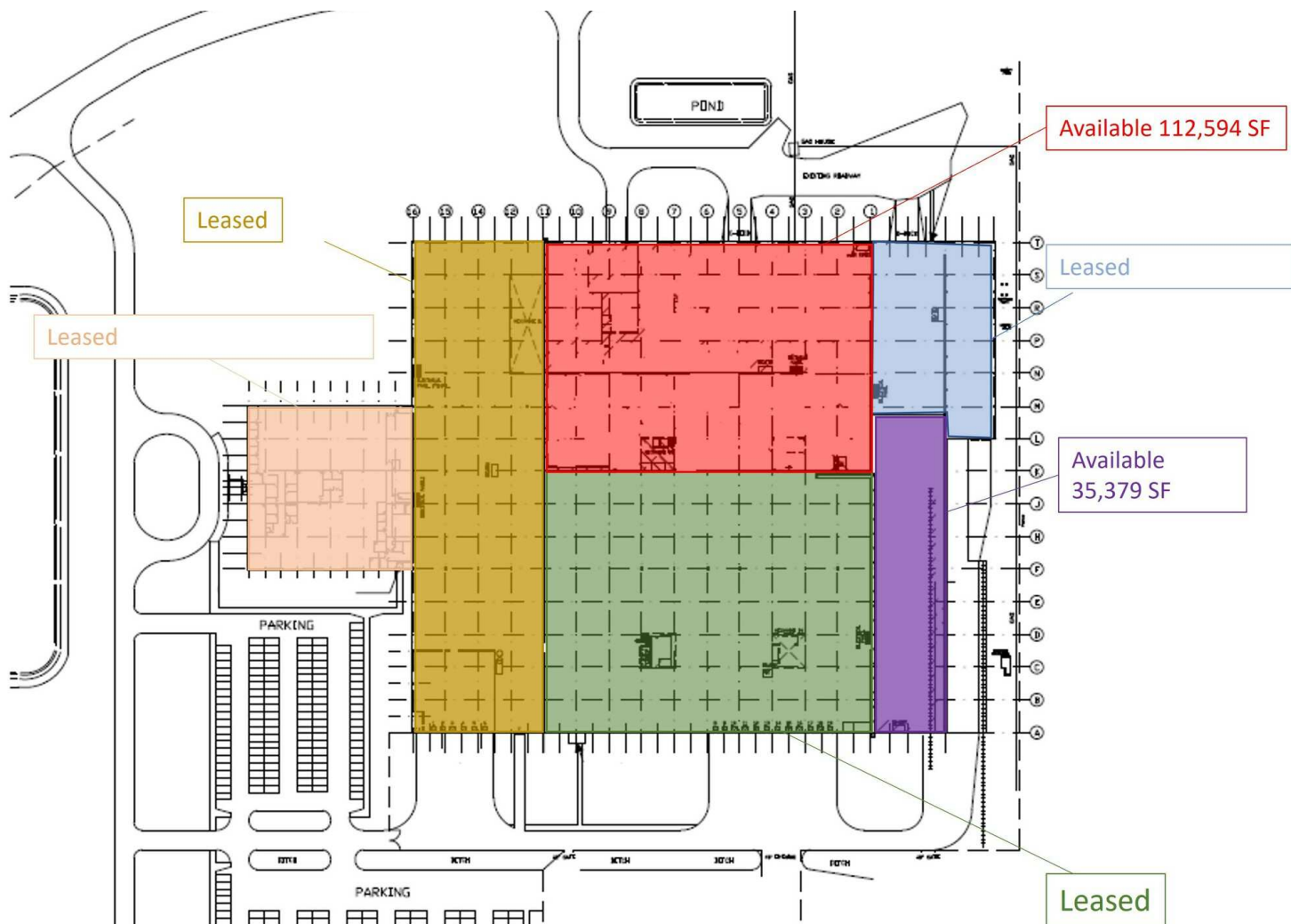
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	35,379 - 147,973 SF	Lease Rate:	\$5.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	112,594 SF - 147,973 SF	NNN	\$4.50 SF/yr
High Bay - Sport Space	Available	35,379 - 147,973 SF	NNN	\$5.50/SF/yr

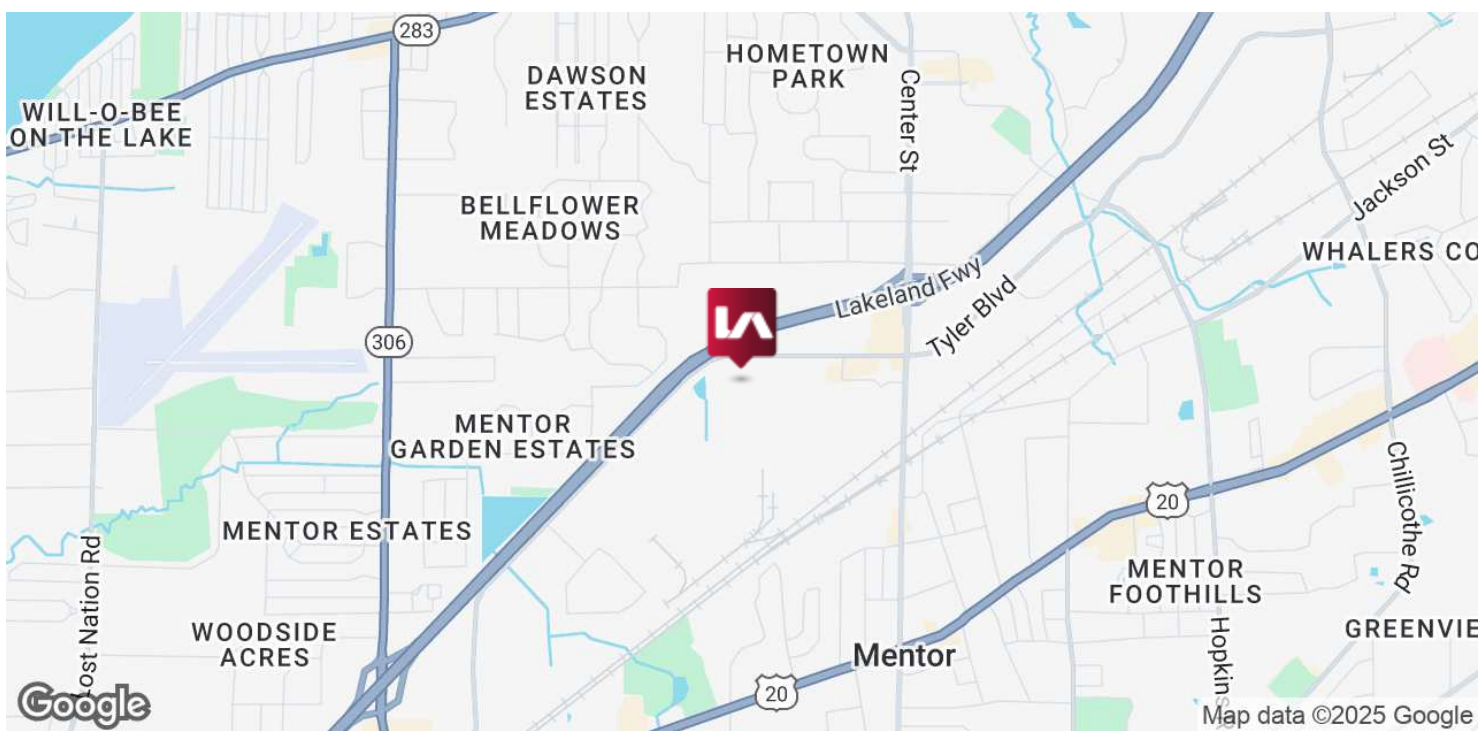
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