

**FOR
LEASE**

MENTOR BUSINESS PARK

7800 TYLER BLVD, MENTOR, OH 44060

CRANED MANUFACTURING SPACE | 45,151 SF



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CBRE

PROPERTY HIGHLIGHTS



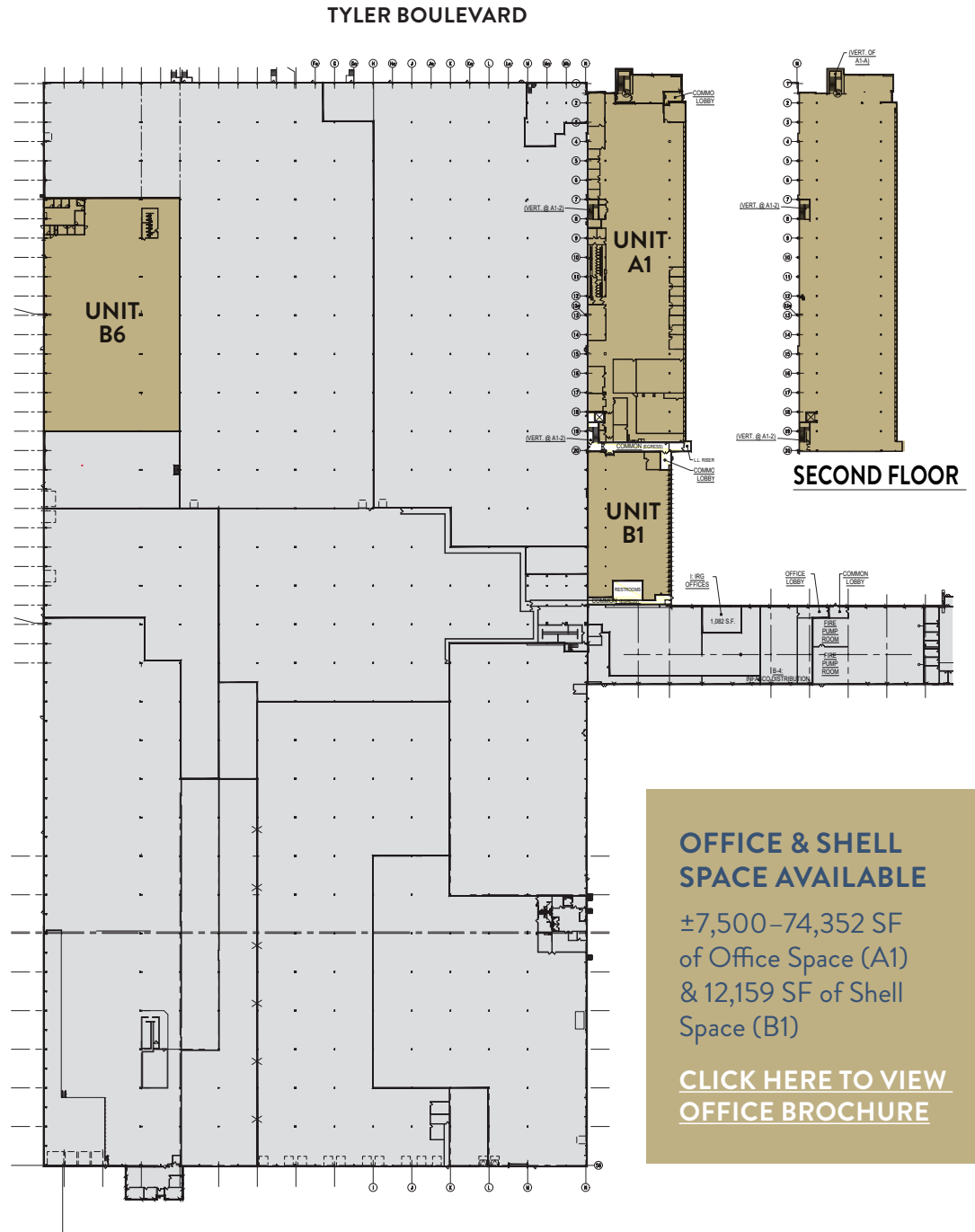
- ±2 Miles from SR-2 with Highway Visibility, ±3 Miles from I-90
- Park neighbors include MWD Logistics, ORBIS, Interpak, Summit Steel, Accurate Metal, Infasco Distribution and USALCO
- Owned by Industrial Realty Group (IRG), one of the largest CRE owners/developers in the US and professionally managed by IRG Realty Advisors (IRGRA).
- **Low Operating Expenses: \$1.31 (2025 Est)**

ZONING INFORMATION

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

AVAILABLE UNITS

UNIT B6	Craned Manufacturing	45,151 SF±
UNIT A1	Open Layout Office	74,352 SF±
UNIT B1	Office / R&D / Lab	12,159 SF±



OFFICE & SHELL SPACE AVAILABLE

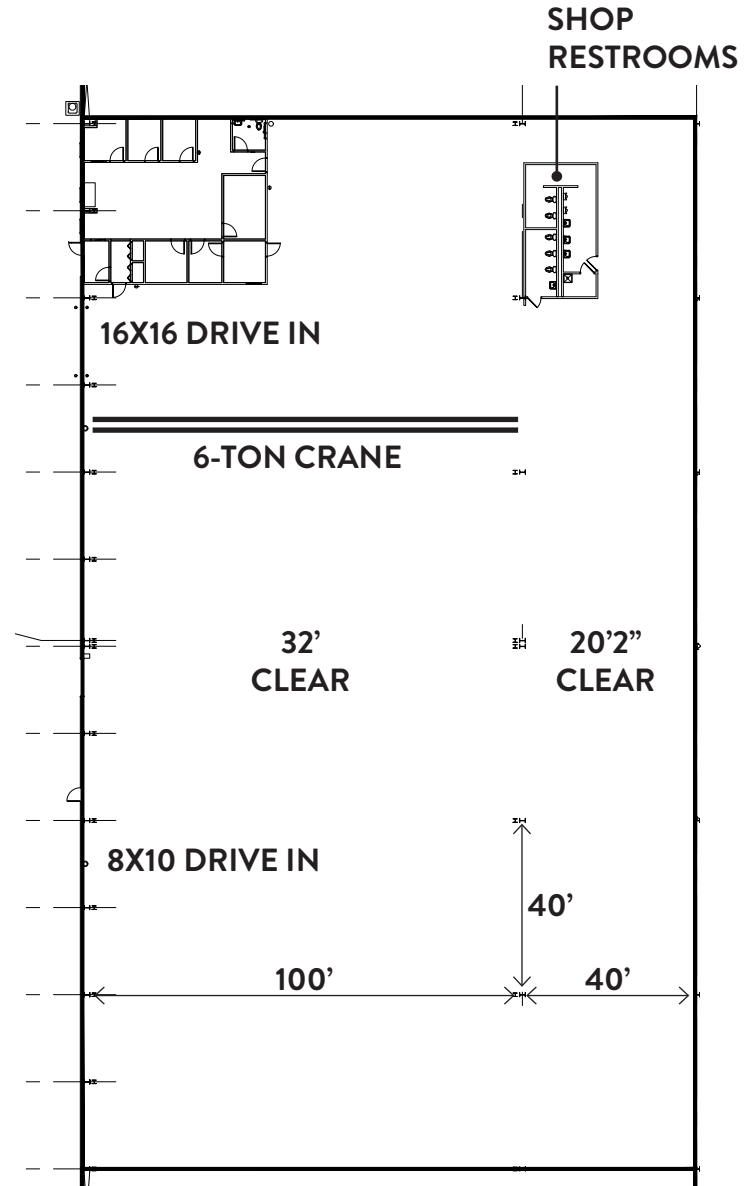
±7,500-74,352 SF of Office Space (A1) & 12,159 SF of Shell Space (B1)

[CLICK HERE TO VIEW OFFICE BROCHURE](#)

SPACE DETAILS UNIT B6

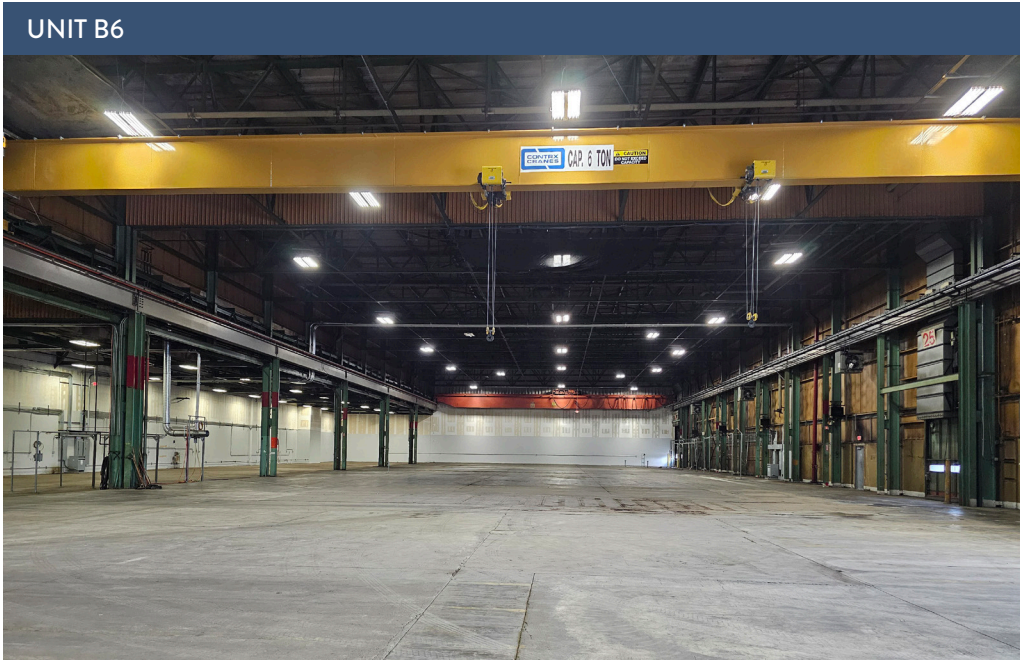
DESCRIPTION	Craned Manufacturing
RENTABLE SF	45,151 SF ±
OFFICE SF	1,680 SF ±
WAREHOUSE SF	32,220 SF ±
DOCKS	Potential to Add Two
DRIVE-INS	Two (1 - 16' X 16', 1 - 8' X 10')
CLEAR HEIGHT	20'2" – 32'
COLUMNS	100' X 40' & 40' X 40'
POWER	480V / 3PH
CRANE	6-Ton (23' Under Hook)
SPRINKLERS	Wet
ADDITIONAL FEATURES	<ul style="list-style-type: none"> • LED Lighting • Reznor Heating Units • Shop Restrooms & Lockers • 6 Private Offices, Conference Room, Kitchenette, IT/Data, & Shop Office • Glass Vestibule Entrance

ASKING RATE \$5.25 / SF NNN



UNIT B6 PHOTOS

UNIT B6



UNIT B6



UNIT B6



UNIT B6



LOCATION OVERVIEW



DEMOGRAPHICS (5 MILE RADIUS)



AVG HH INCOME
\$107,962



POPULATION
103,263



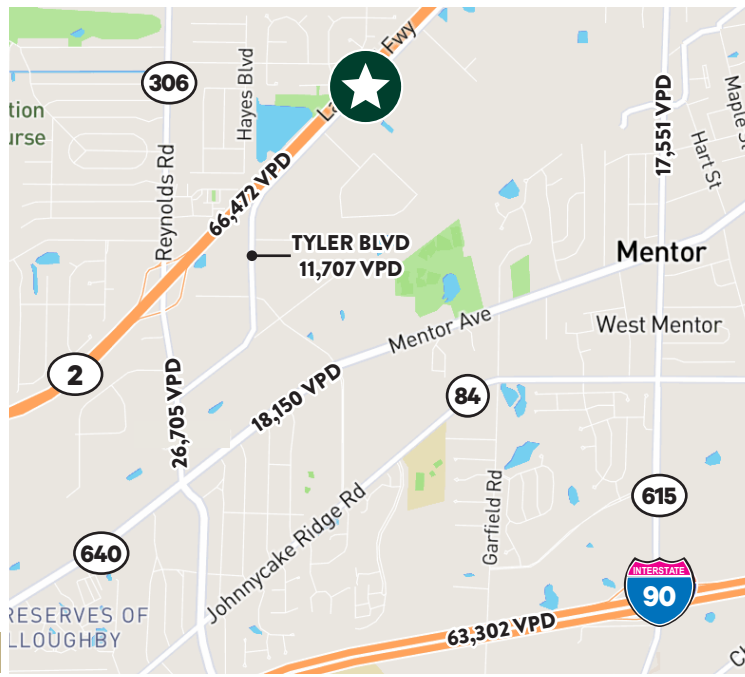
AVG HOUSING VALUE
\$284,346



HOUSEHOLDS
46,679



EMPLOYEES
61,338



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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