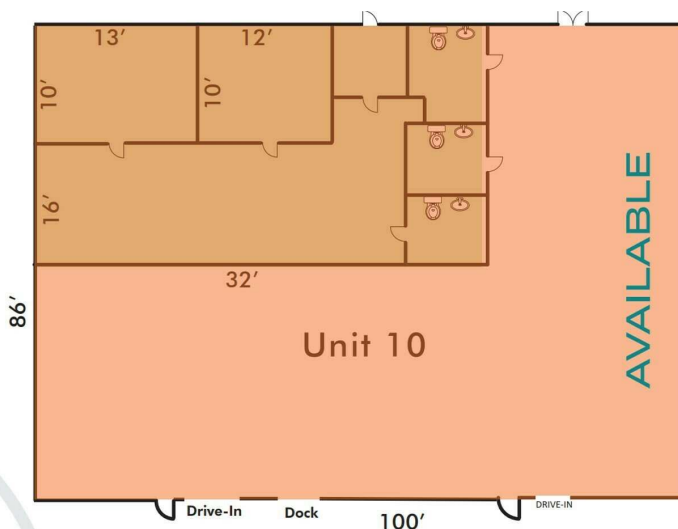


INDUSTRIAL FOR SUBLEASE 7640 TYLER BLVD

Mentor, OH 44060



Lease Rate	\$7.00 SF/YR
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OFFERING SUMMARY

Available SF:	8,600 SF
Office SF:	832 SF
Warehouse SF:	7,768 SF
Loading:	1 Dock 1 Drive-In
Sublease Expiration:	08/31/2026

PROPERTY OVERVIEW

Sublease available in Mentor, Ohio: 8,600 SF of Warehouse Space with a Small Office of 832 SF. This prime location offers excellent loading capabilities, featuring one dock-high door and one drive-in door for easy access. The sublease is available through August 31, 2026.

PROPERTY HIGHLIGHTS

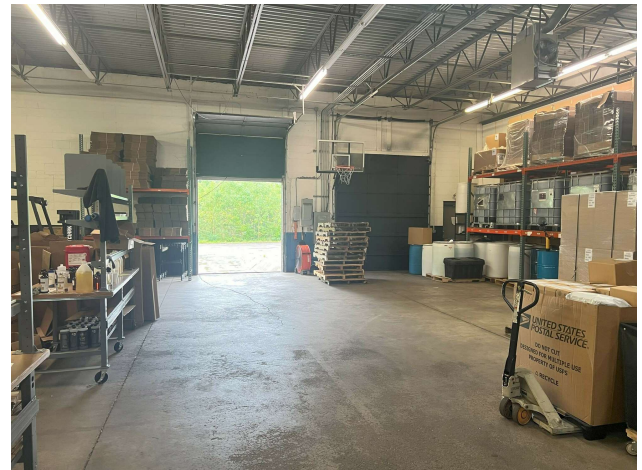
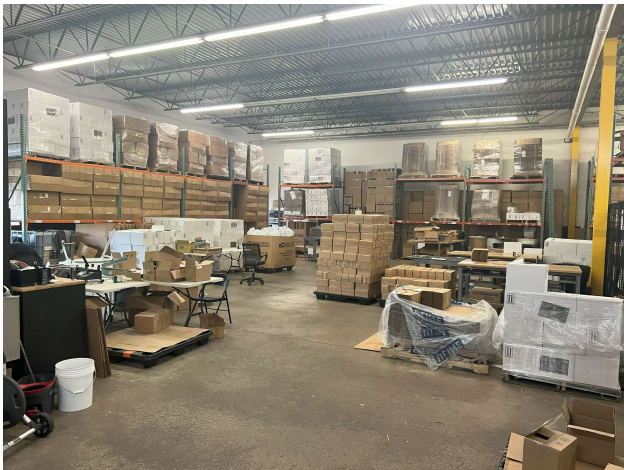
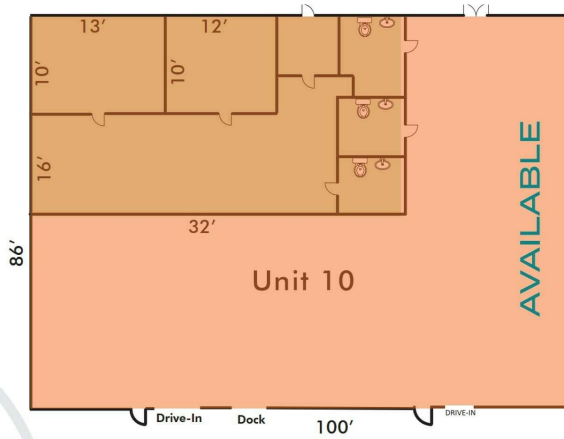
SPACES	LEASE RATE	SPACE SIZE
Unit 10	\$7.00 SF/yr	8,600 SF

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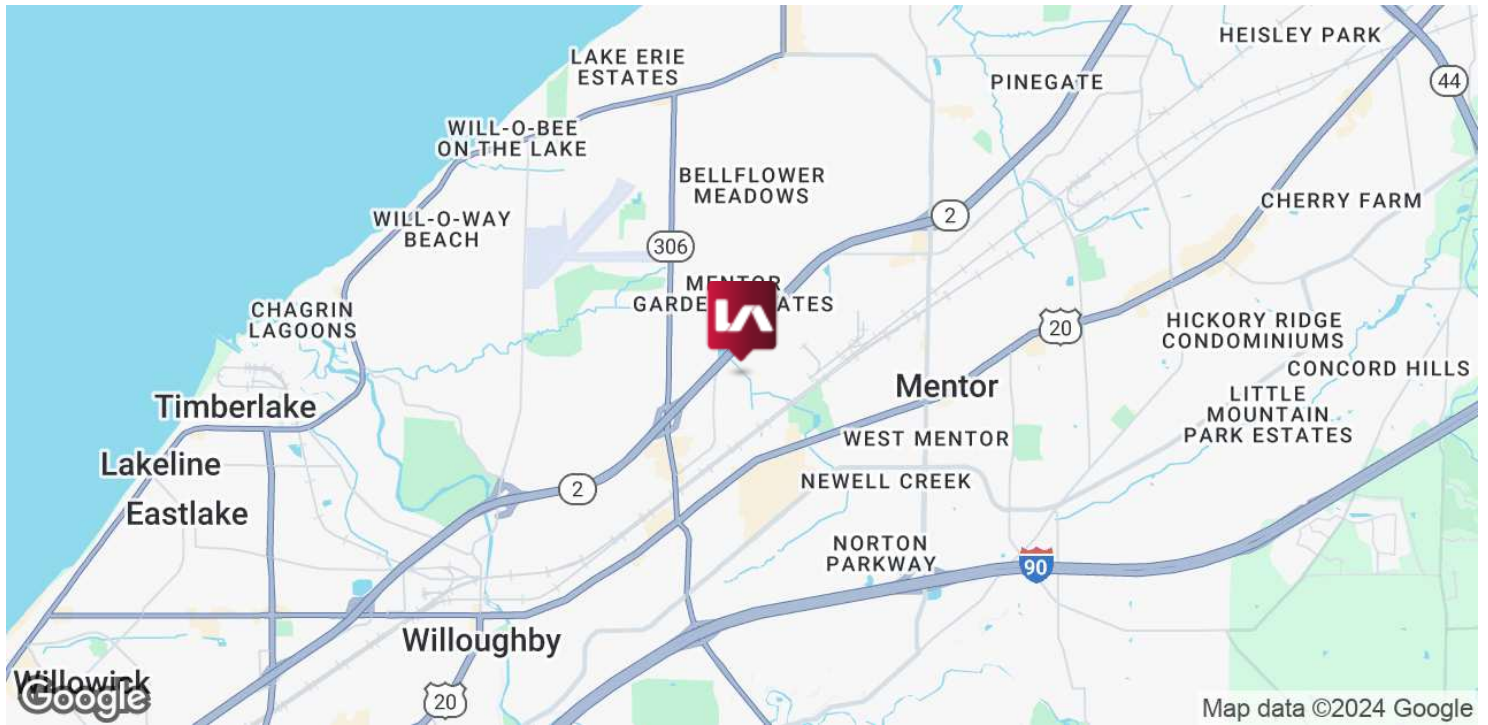


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