



2.5 AC. ± Shovel-Ready M-1 Land | Tyler Blvd Out Lot – Mentor, OH



OVERVIEW:

This ±2.5 acre shovel-ready out lot offers prime visibility and access along Tyler Boulevard in Mentor, OH. With utilities in place and stormwater detention completed, the site is immediately ready for development.

Its flexible zoning, strategic location, and surrounding business synergy make it ideal for a wide range of industrial, flex, or build-to-suit opportunities.

PROPERTY HIGHLIGHTS:

GROUND LEASE

BUILD-TO-SUIT

ZONING: M-1 | M-2 INDUSTRIAL

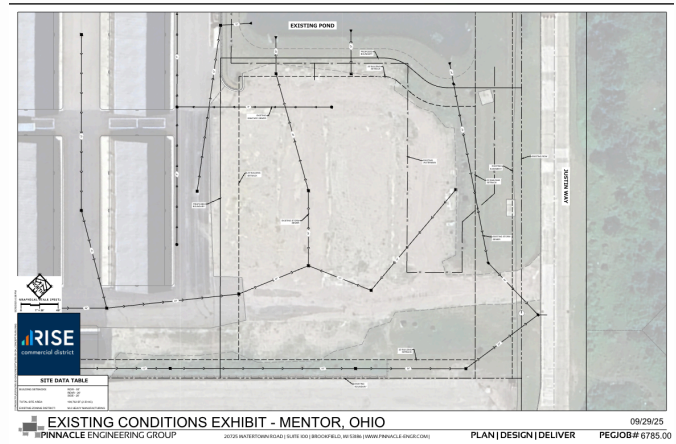
UTILITIES: ALL UTILITIES
AVAILABLE AT SITE

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INVESTMENT HIGHLIGHTS:

- 2.5 ± AC SHOVEL-READY OUT LOT WITH UTILITIES AND STORMWATER DETENTION IN PLACE
- STRATEGIC TYLER BLVD LOCATION WITH IMMEDIATE ACCESS TO OH-2 & I-90
- FLEXIBLE DEAL STRUCTURES – GROUND LEASE, OR BUILD-TO-SUIT
- SURROUNDED BY ESTABLISHED USERS IN MENTOR'S PROVEN INDUSTRIAL CORRIDOR AND PRIME AUTO LOCATION



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