

Price Reduced!

For Sublease  
Former NTB  
Service Facility  
7368 Mentor Ave.  
Mentor, OH



# NAIPleasant Valley

## Property Features

- Available: 6,138 +/- SF
- Sublease thru: 8/21/25
- Built in 1996
- 7 Repair Bays
- 800 Amps 240V, 3Phase
- .68 Acres
- Great Visibility
- Sublease rate: \$13.50/SF NNN



**Alec Pacella, CCIM**  
President  
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Demographics	1 Mile	3 Miles	5 Miles
Daytime Population	4,249	38,862	113,339
Median Hsld. Income	\$54,924	\$58,843	\$56,778
Average Hsld. Income	\$71,588	\$73,628	\$72,612

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# Photos

7368 Mentor Avenue  
Mentor, Ohio

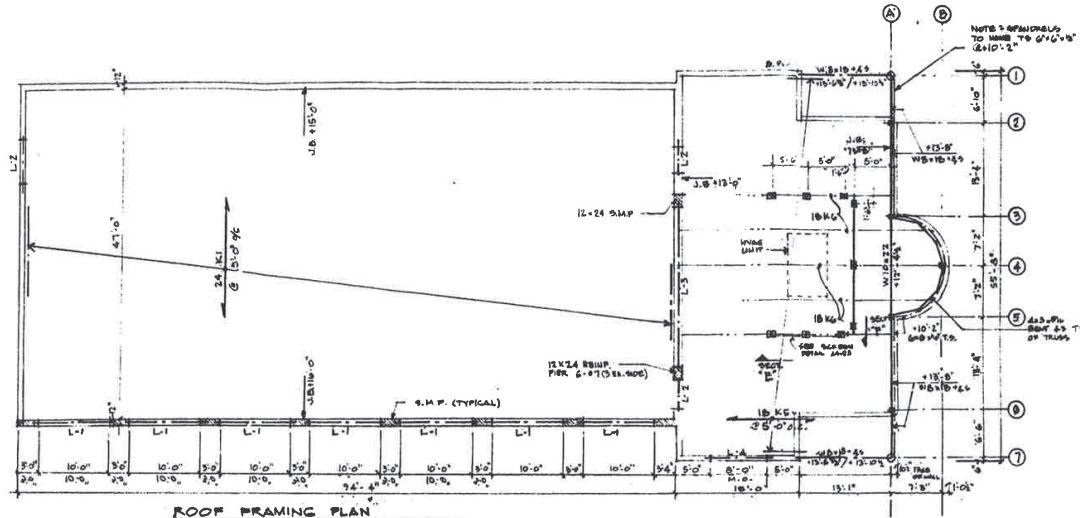
### COLUMN SCHEDULE

A-1, A-7 12" Ø STD. PIPE  
10" x 10" I" B. PL.  
4" CAP PL.  
A-2, A-3, A-5 10" Ø STD. PIPE  
12" x 12" I" B. PL.  
A-6 I" Ø STD. PIPE  
12" x 12" I" B. PL.

ALL COLUMNS TO HAVE 4" x 6" x 3/4" ANCHOR BOLTS

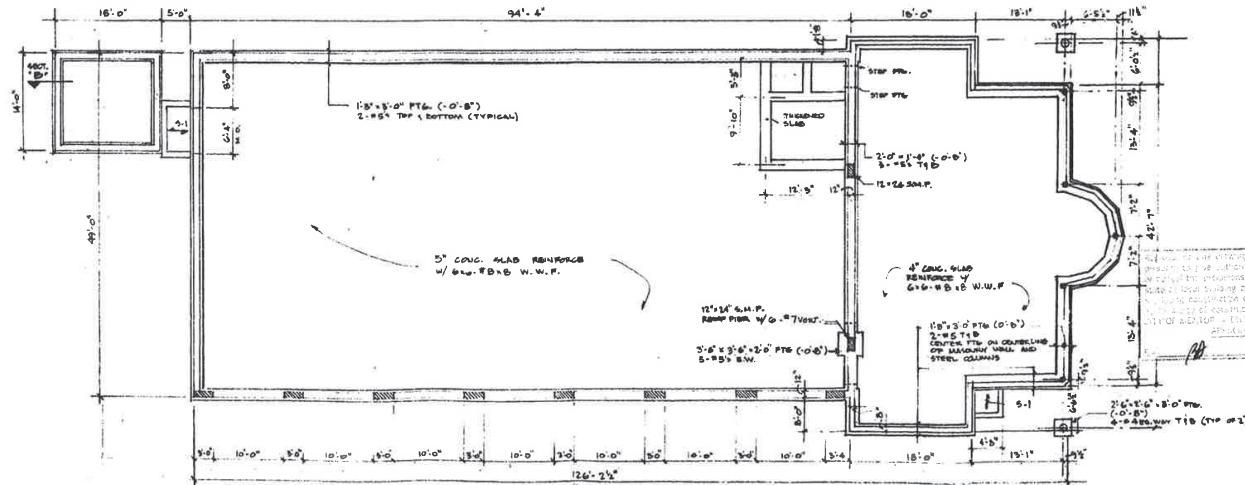
### LINTEL SCHEDULE

L-1 W8 x 10 = 11" W. PL.  
L-2 W8 x 10 = 11" W. PL.  
L-3 W8 x 10 = 11" W. PL. (1" Ø BRACKET B.L. END)  
L-4 W8 x 10 = 11" W. PL.



### LEGEND

0-1 4" CONC. SLAB OVER 6" AIR VOID  
0-2 6" x 8" CONC. SLAB OVER 6" AIR VOID  
0-3 4" CONC. SLAB OVER 6" AIR VOID  
0-4 4" CONC. SLAB OVER 6" AIR VOID



MUELLER TIRE --- MENTOR, OHIO  
7368 MENTOR AVENUE  
MENTOR, OHIO

ZARYCKI ARCHITECTS, INC.  
6300 BEECHER DRIVE  
LAKESIDE, OHIO 44027  
PH: 216-251-7777  
FAX: 216-251-7777



Aerial

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