



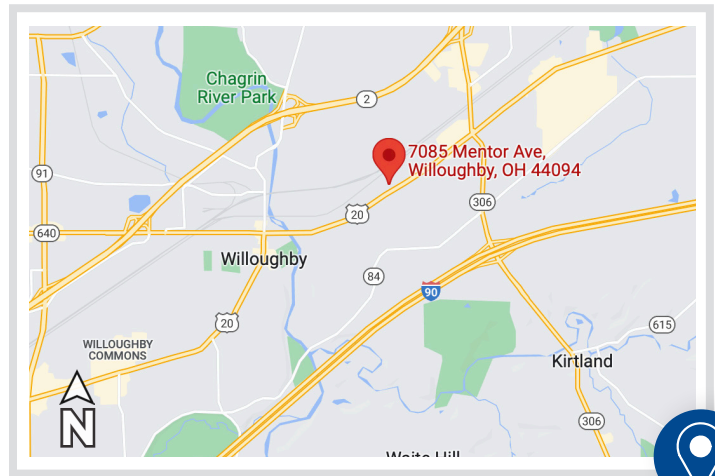
**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**



## OVERVIEW

- ± 87,543 Total SF (Divisible)  
± 40,376 SF Industrial  
± 47,167 SF Office
- Site Area: 12 Acres
- Easy access to I-90, I-271, SR 2
- (5) Docks | (2) Drive-ins
- Industrial Ceiling Height: 22' - 38'
- Power: 2000 AMP, 480 3 phase
- Located along a main Laketran bus route
- Significant frontage on Mentor Ave.
- 190+ parking spaces
- Zoned M-1 Light Manufacturing
- Fully air-conditioned



### FOR MORE INFORMATION, PLEASE CONTACT:

Frank Black | 216.235.7052  
frank@premierdevelop.com

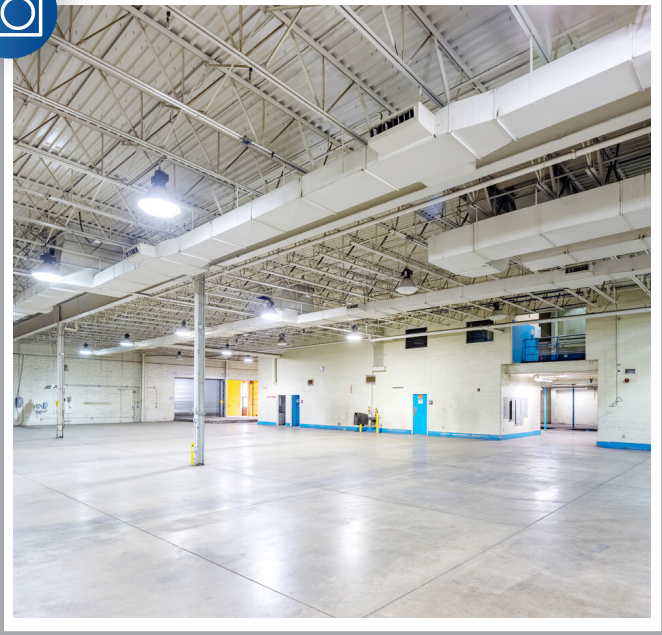
Spencer Pisczak | 216.496.7000  
spencer@premierdevelop.com

*Information provided is obtained from sources deemed to be reliable, but is not guaranteed.*



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Mentor, OH 44060**

**AVAILABLE**

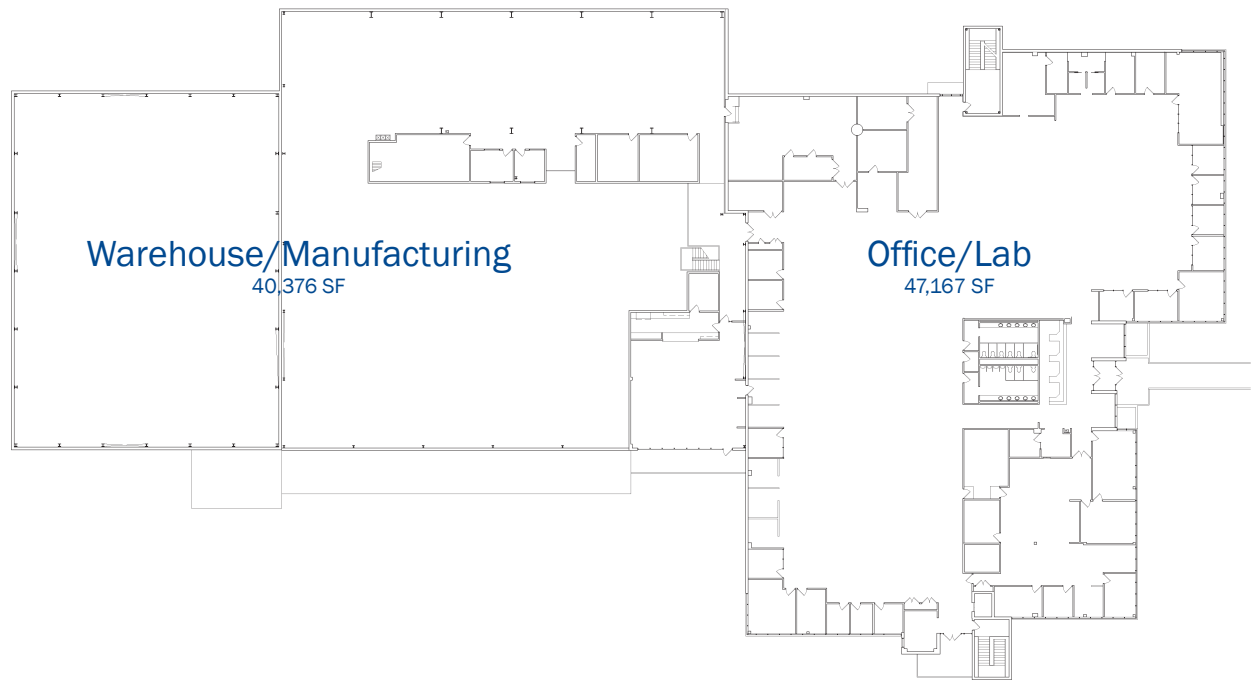




**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

**Option One: 87,543 SF**



NOVEMBER 3, 2022  
EXISTING CONDITIONS  
0 16'

MENTOR  
7085 MENTOR AVENUE  
MENTOR, OHIO

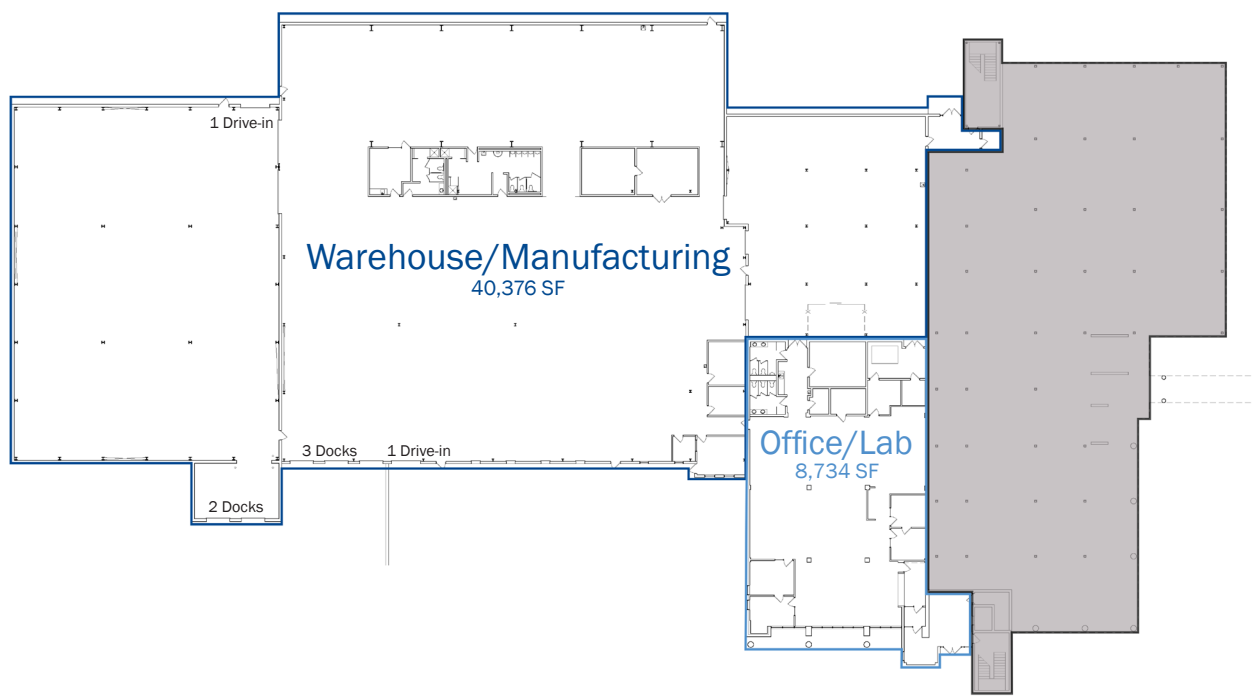




**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

**Option Two: 49,110 SF**



NOVEMBER 3, 2022  
EXISTING CONDITIONS  
0 10

MENTOR  
7085 MENTOR AVENUE  
MENTOR, OHIO

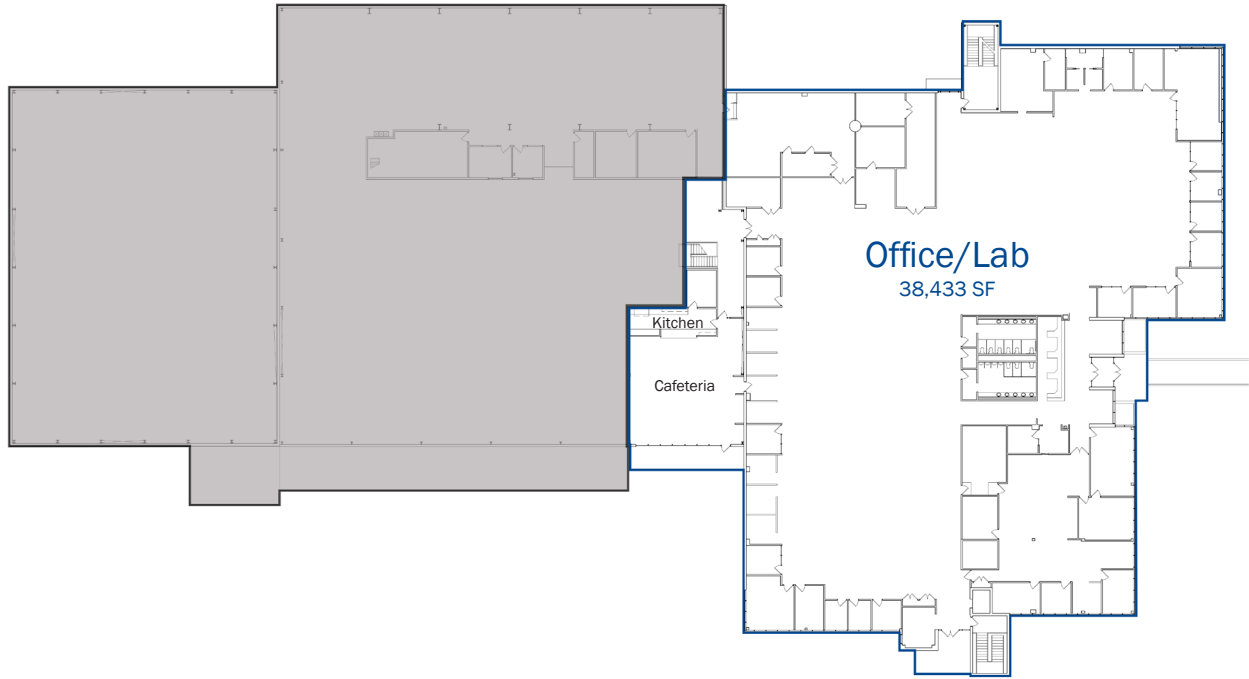




**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

## Option Three: 38,433 SF



NOVEMBER 3, 2022

EXISTING CONDITIONS

MENTOR

7085 MENTOR AVENUE  
MENTOR, OHIO



EX-2



DAVISON  
SMITH  
CERTO  
ARCHITECTS, INC.  
5500 WILSON AVENUE, SUITE 200  
CLEVELAND, OHIO 44124  
ESTABLISHED 1988