



**37,000 SF Class A Industrial/Flex/Office**  
**Building on 10 Prime Acres**  
8959 Tyler Blvd.  
Mentor, OH 44060

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# SUMMARY

8959 Tyler Blvd., Mentor, OH 44060

## AVAILABLE

- **For Sale at \$2,970,000**
- **For Lease at \$Negotiable/ Sq. Ft. NNN**
- Plant your company or corporate flag here.
- Join other successful companies operating in Mentor, Ohio like Avery Dennison, Steris, Lubrizol, Lincoln Electric, Buyers Products, Process Technologies, PCC Airfoils, and many more.
- 10 +/- Acres Stretching from Tyler to Rt 2
- 37,000+/- Total Sq. Ft.
  - 11,000+/- Sq. Ft. Industrial Warehouse
    - 2 Warehouse Bays
    - 5,000 Sq. Ft. 18' Clear Height
    - 6,000 Sq. Ft. 14' Clear Height
  - 26,000+/- Sq. Ft. Class A Office
    - Mostly Open Areas, 14' Clear, Easily Converted to Manufacturing/Warehouse
  - 1 Dock & 3 Drive-in Doors
  - Fully Air Conditioned
  - High Power - 600 Amp @ 277/480V, 3 phase, 4 Wire System
  - Kohler Systems 125-Kilowatt Generator on-site with two 100A breakers outputting to two automatic transfer switches
- Data Center Room & Entire Building Wired for Ethernet
  - Redundant Air Conditioning
  - New Back-up Battery System
  - Existing underground conduit from street directly to building for data cable and directly to work stations
  - Building completely wired for door access and security
- All Top of the Line Furnishings and Work Stations are Negotiable
- Front and Rear Street Access with Large Parking Areas in Both
- Zoned M-2 Heavy Manufacturing with the City of Mentor
- Link to Additional Photos:  
<https://mediamagnetllc.pixieset.com/8959tylerblvdmentorohio/>
- Located for distribution and transportation with easy access to SR-2, SR-44, I-90 and I-271
- Property located on a route for Lake County's public transportation system, Laketran. They serve over 750,000 riders each year.
- OhioMeansJobs Lake County is a group of agencies and organizations that created a system to provide workforce services to employers and job seekers.
- Many call Mentor, OH the best place to live in Northeast Ohio and here are a couple of reasons why; excellent schools, 1,200-acre park and recreation system, low crime rate, attractive and affordable neighborhoods. It's also a great destination for visitors who come to see attractions like Headlands Beach (Ohio's longest and best swimming beach), the Mentor Lagoons Nature Preserve and the James A. Garfield National Historic Site. Visit <https://cityofmentor.com/about-mentor/> for additional information on this wonderful city.
- Nestled in Central Lake County, known for its Lakefront Beaches, 55 Parks, Wineries & much more. Public transportation is offered through Laketran with many convenient spots located all across the county. Visit <https://www.mylakeoh.com/> for additional information on this remarkable county.



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# PHOTOS

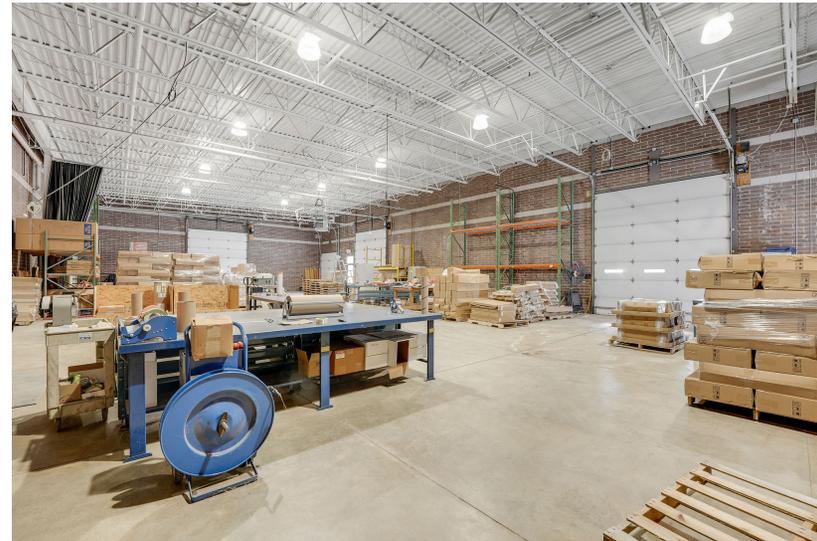
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PHOTO

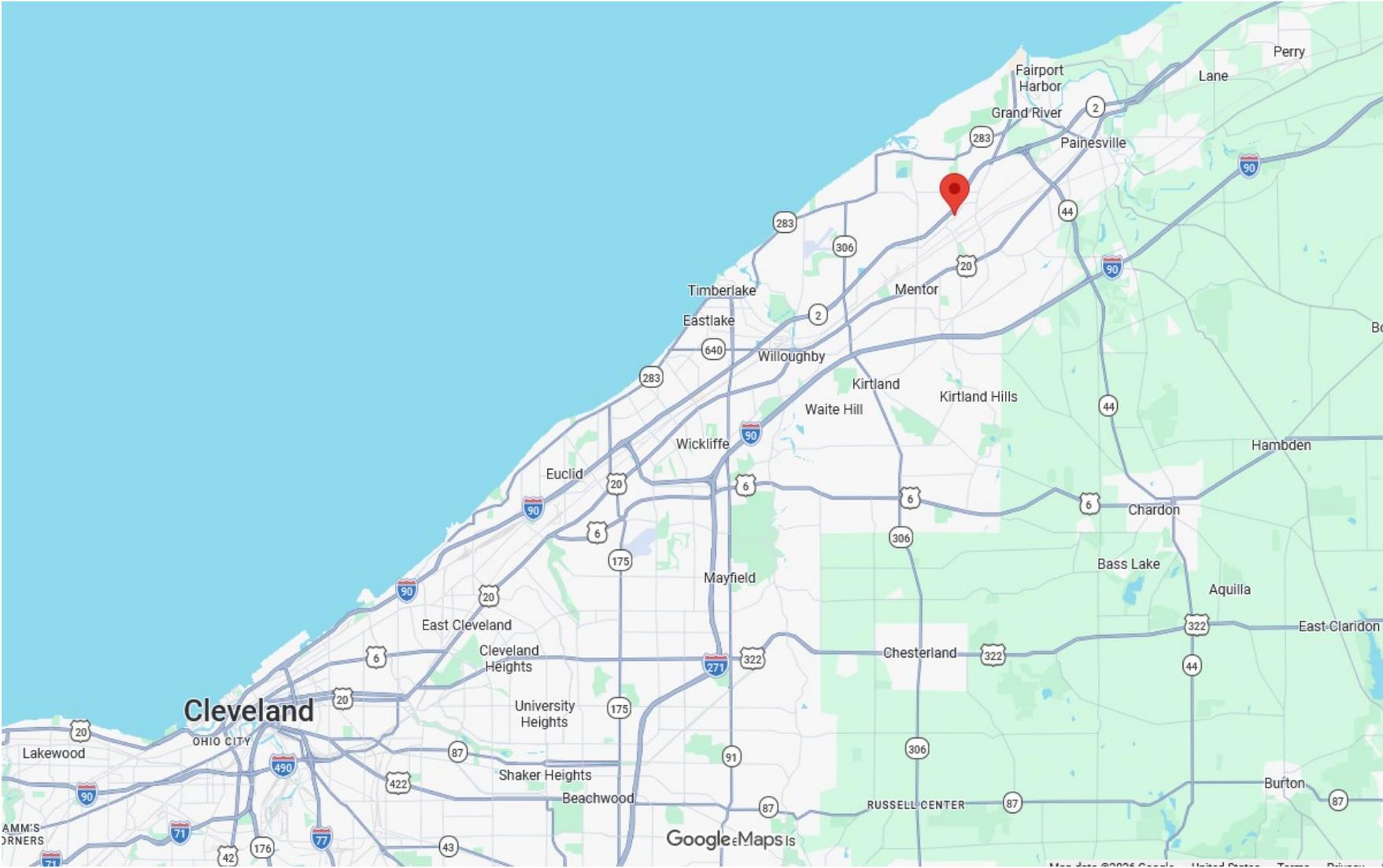
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# ROAD MAP

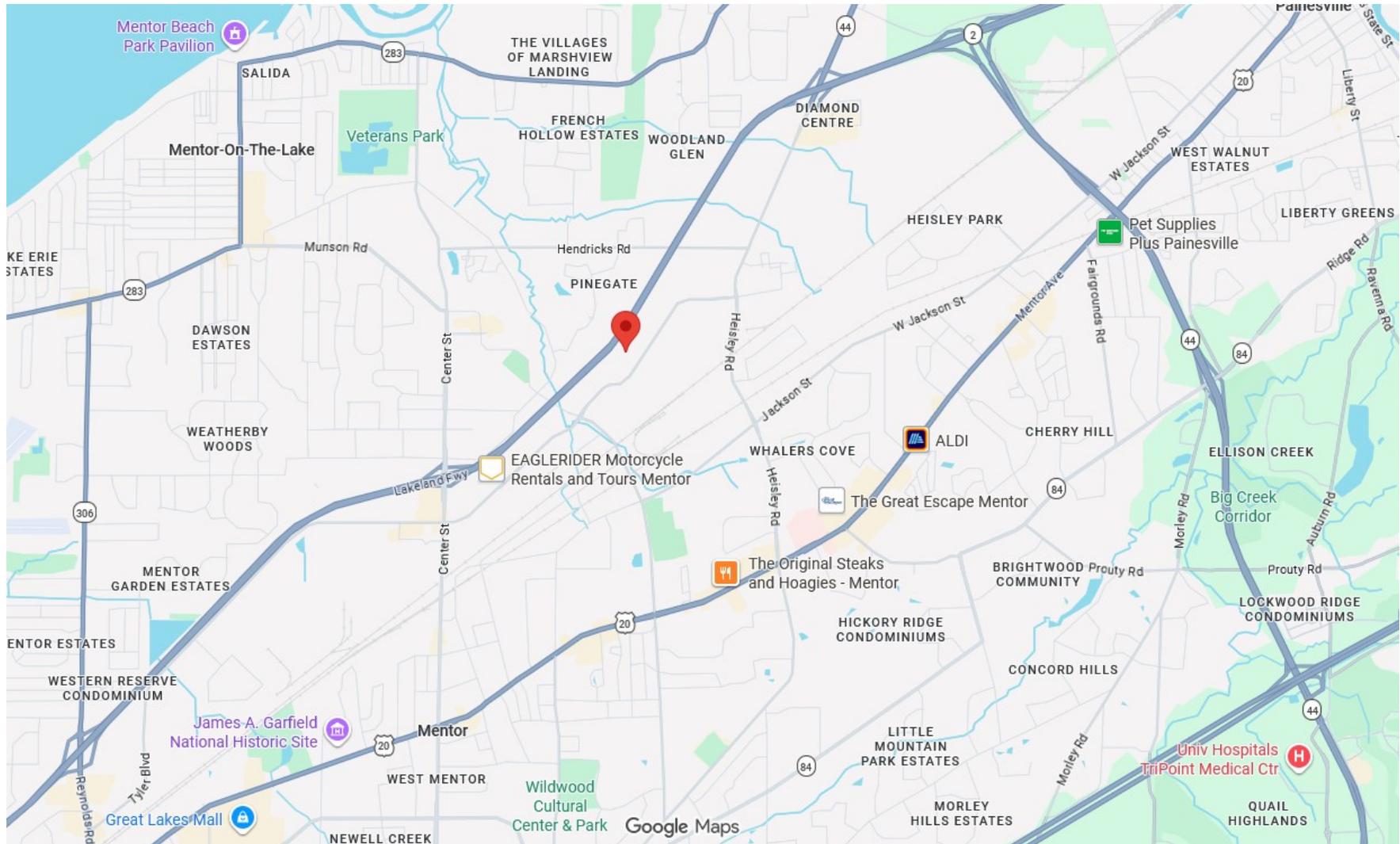
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# LOCAL ROAD MAP

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## Demographic and Income Comparison

8959 Tyler Blvd, Mentor, Ohio, 44060



Rings: 1, 3, 5 mile radii

Census 2020 Summary	1 mile	3 miles	5 miles
Population	2,700	52,690	110,132
Households	1,154	22,632	46,631
Average Household Size	2.32	2.31	2.33

2025 Summary	1 mile	3 miles	5 miles
Population	2,646	52,441	109,716
Households	1,168	23,196	47,874
Families	782	14,625	29,455
Average Household Size	2.25	2.24	2.26
Owner Occupied Housing Units	1,012	18,813	36,092
Renter Occupied Housing Units	156	4,383	11,782
Median Age	50.9	46.3	44.4
Median Household Income	\$107,565	\$87,354	\$78,576
Average Household Income	\$121,767	\$111,390	\$105,418

2030 Summary	1 mile	3 miles	5 miles
Population	2,616	52,265	109,446
Households	1,178	23,554	48,626
Families	780	14,667	29,553
Average Household Size	2.20	2.20	2.22
Owner Occupied Housing Units	1,029	19,289	37,144
Renter Occupied Housing Units	149	4,264	11,482
Median Age	50.4	46.9	45.2
Median Household Income	\$121,387	\$100,336	\$89,355
Average Household Income	\$134,496	\$123,511	\$117,493

Trends: 2025-2030 Annual Rate	1 mile	3 miles	5 miles
Population	-0.23%	-0.07%	-0.05%
Households	0.17%	0.31%	0.31%
Families	-0.05%	0.06%	0.07%
Owner Households	0.33%	0.50%	0.58%
Median Household Income	2.45%	2.81%	2.60%





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