



commercial district  
**MENTOR, OH**



## **ONE PRICE COVERS IT ALL – UTILITIES INCLUDED, NO SURPRISES**

At RISE, we're not just a typical warehouse – we're a one-of-a-kind, innovative solution designed to make running your business simpler, smarter, and more efficient. We've revolutionized the traditional rental by including all utilities and amenities, with no extra fees. With one easy to budget monthly payment, we simplify your operational needs so you can focus on more important things, like building your business boldly.

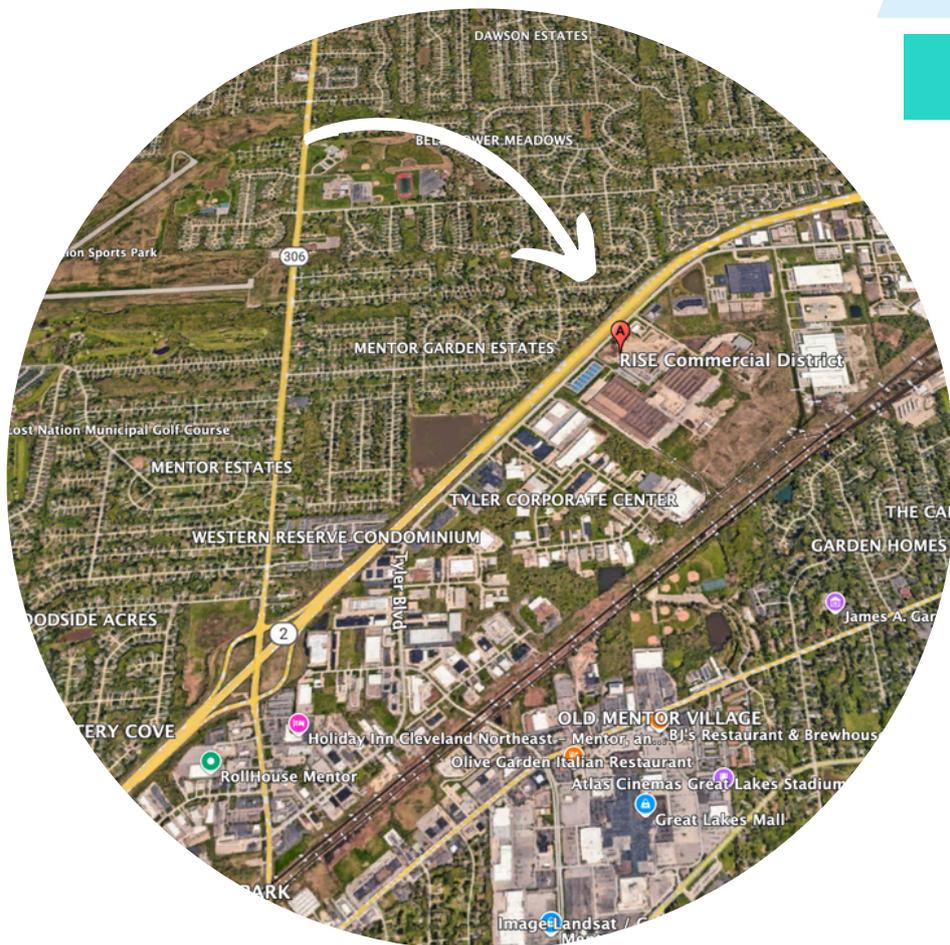
## **OFFICE, WAREHOUSE, & FLEX SPACE**

- Flexible Lease Terms (Including < 12 Months)
- All Inclusive Amenities & Utilities
- No taxes
- No CAM fees
- No utility fees
- No internet fees
- No maintenance fees
- Upgrade Without Penalties
- No Credit Checks Or Lengthy Financial History Required
- On-site Manager & Maintenance
- 24/7 Access With Keypad Entry
- Security: Fully Gated, Fenced, & 24/7 Video Monitored
- Drive-Up Accessibility (Includes Semis & Box Trucks)
- On-site Bathrooms

## SEE WHAT MAKES RISE DIFFERENT

CORE FEATURES	SELF STORAGE		TRADITIONAL WAREHOUSING
<b>Amenities</b>			
Forklift	✗	✓	\$\$\$
Dumpsters	✗	✓	\$
Business WiFi	✗	✓	\$\$
Electricity	✗	✓	\$\$\$
Maintenance	✓	✓	\$
Conference Room	✗	✓	\$\$
Kitchen	✗	✓	\$\$
Commercial Address	✗	✓	✓
Straight/Semi Truck Accessible	✗	✓	✓
Receive Mail/Deliveries	✗	✓	✓
<b>Flexibility</b>			
Fast move-in	✓	✓	✗
24/7 Access	✗	✓	✓
No long term lease	✓	✓	✗
Small Units <1,000 SF	✓	✓	✗
Large Units >1,000 SF	✗	✓	✓
<b>Security</b>			
24/7 Video Surveillance	✓	✓	\$\$\$
Keypad Access	✓	✓	\$\$
Onsite Manager	✗	✓	\$
Private, Secure Space	✓	✓	✓

# 13 DISTRICTS & COUNTING INDIANA, OHIO, MINNESOTA, WISCONSIN



## MENTOR, OH

**7840 TYLER BLVD  
MENTOR, OHIO 44060**

Easy access to UPS & FedEx, Sun Rental, Lake County Solid Waste Facility, Ace Hardware, Lake County Executive Airport, Cleveland Clinic-Mentor Hospital, and Highway Route 2.





**ELEVATE YOUR SUCCESS**

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[RiseCommercialDistrict.com/Location/Mentor](https://RiseCommercialDistrict.com/Location/Mentor)