

Speculative Development - Hamilton Industrial Park

For Lease | 9600 Hamilton Drive, Mentor, Ohio 44060



54 AC Additional Development Land

Goodman
Air Conditioning & Heating

irby
A Sonopar Company

CUSHMAN & WAKEFIELD

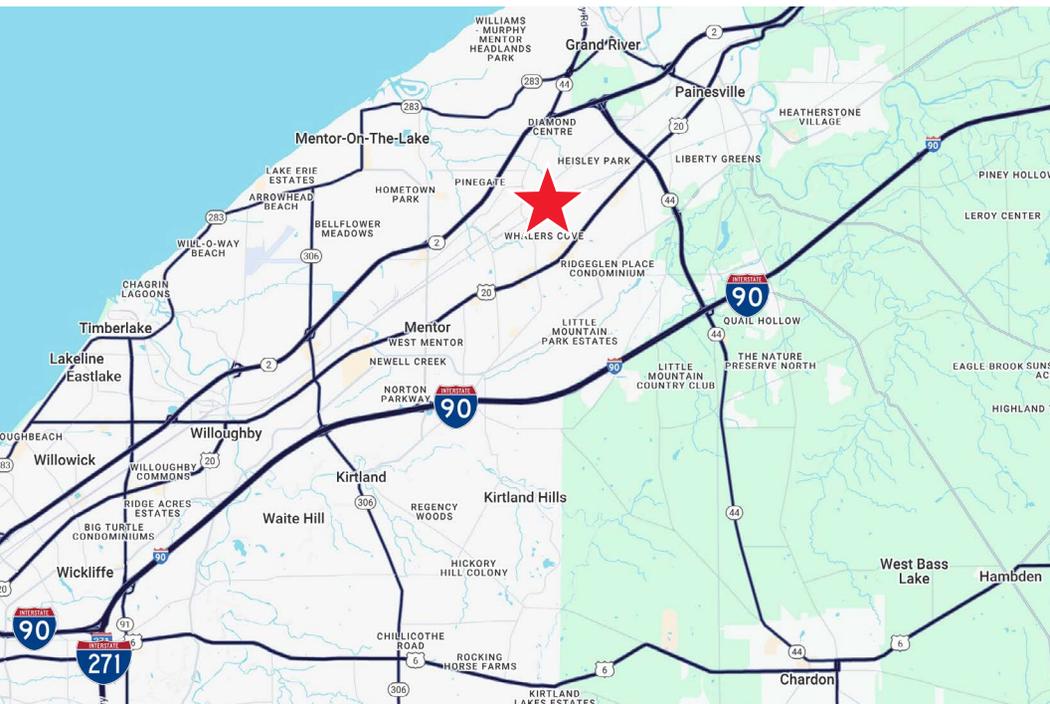
CRESCO
Real Estate

Available for Lease

9600 Hamilton Drive

Total Space Available	158,170 SF
Total Site Size	11.5 Acres
Divisible to	40,000 SF
Office Space	Build-To Suit
Parking Spaces	140
Clear Height	32'
Column Spacing	50'x50' ; 50'x60'
Docks	Nineteen (19) 9'x10'
Drive-In Doors	Three (3) 12'x14'
Sprinkler System	ESFR
Power	1200A/480V/3-Phase

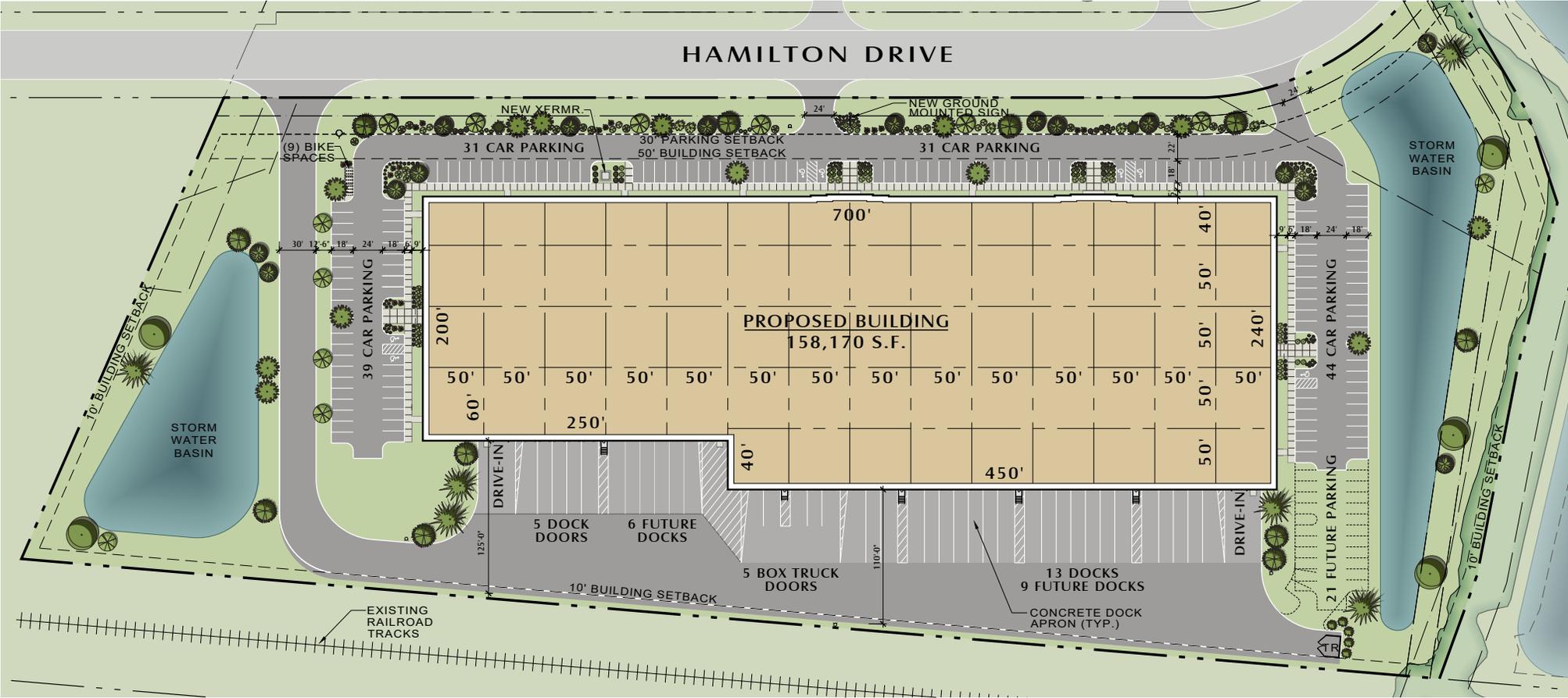
100% Real Estate Tax Abatement For Five (5) Years in Place



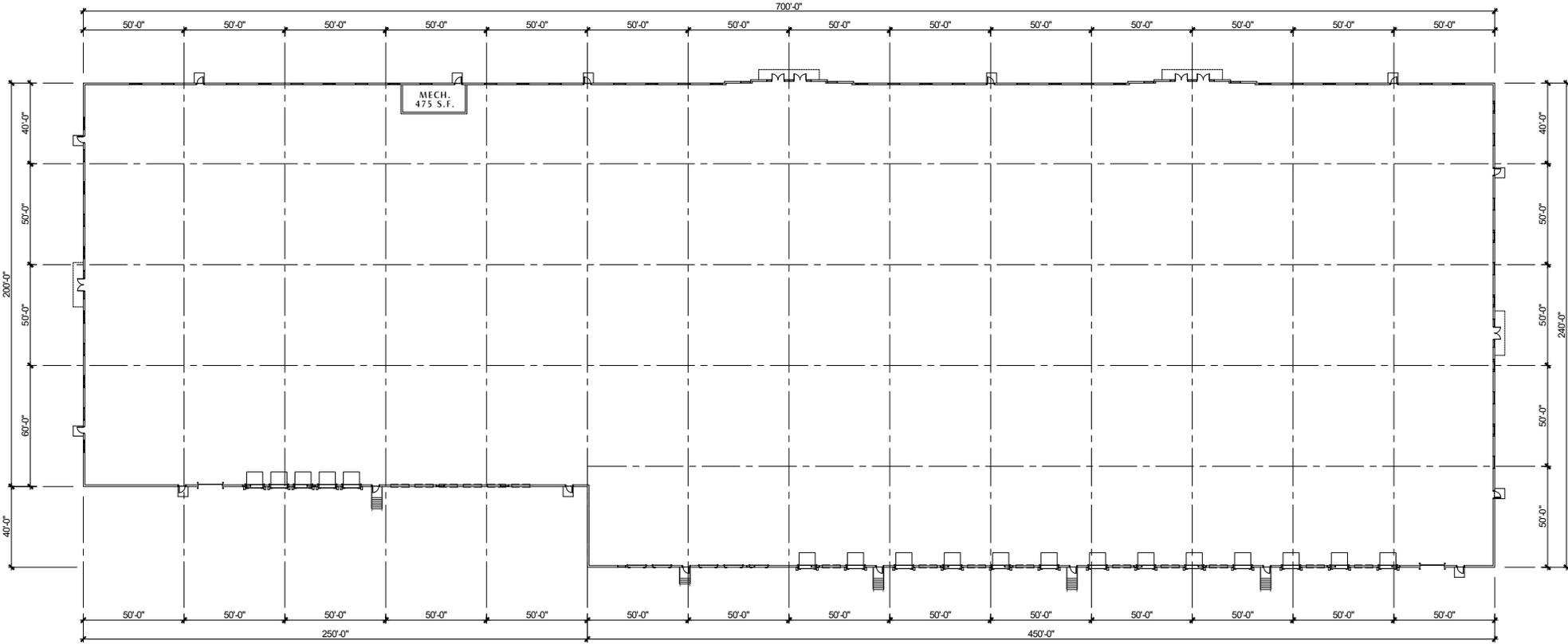
Utilities at Site

- 6 - 8 inch diameter Sanitary sewer
- 2 inch diameter Domestic water line
- 8 inch diameter Fire water line
- 2 PSI Gas Pipe Gas line (Dominion Energy)
- 4 inch diameter Conduit for electrical service
- 4 inch diameter Conduit from street to telephone panel

Site Plan



Floor Plan



PRELIMINARY FLOOR PLAN

SCALE: 1" = 25'-0" 0 25'



Elevations



105,248

Population
(2025 | 5 Mile)

43.8

Median Age
(2025 | 5 Mile)

44,941

Households
(2025 | 5 Mile)

\$114,161

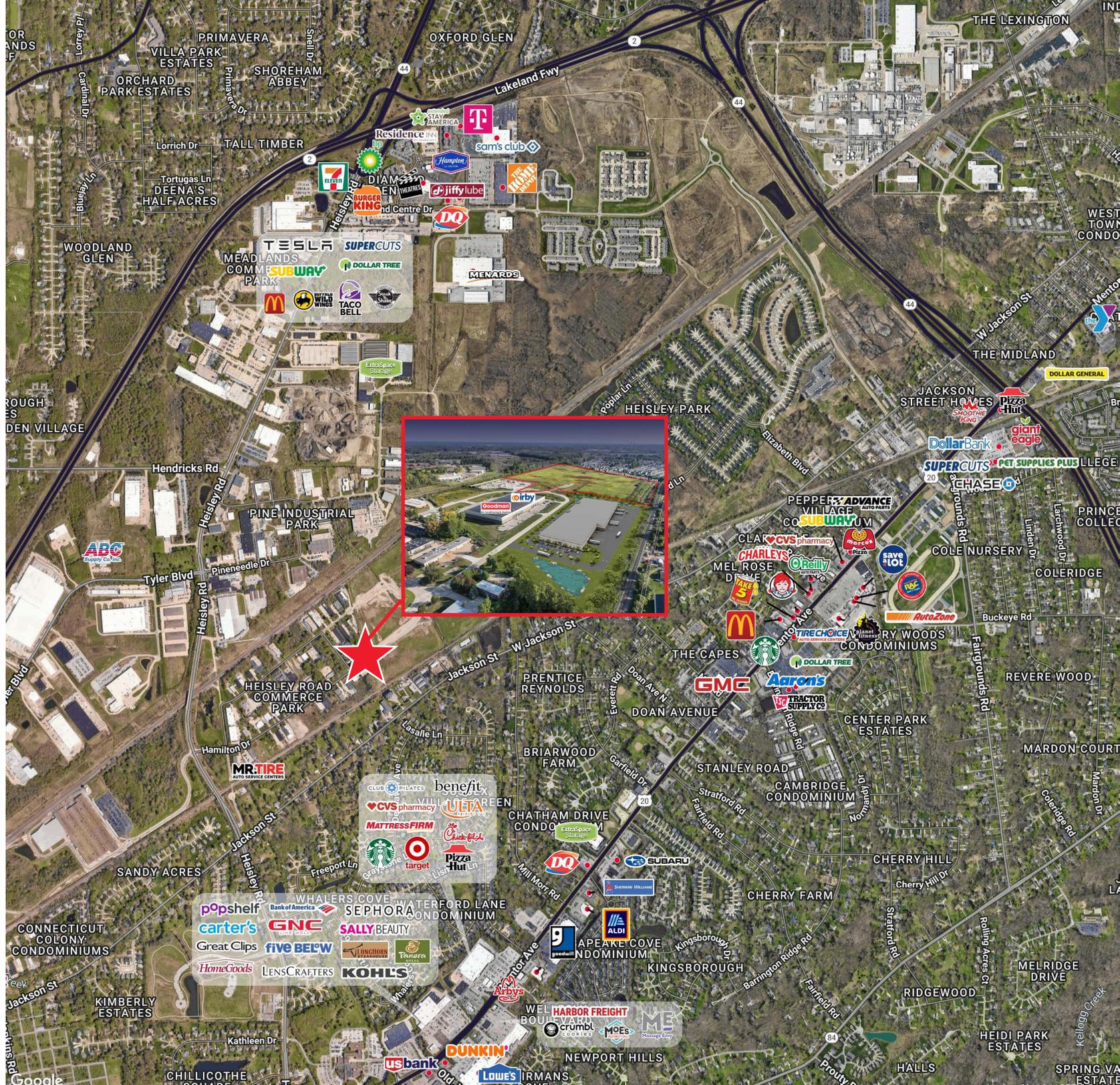
Household Income
(2025 | 5 Mile)

3,861

Total Businesses
(2025 | 5 Mile)

45,362

Total Employees
(2025 | 5 Mile)



**9600 HAMILTON DRIVE
MENTOR, OHIO 44060**

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