



8100 Tyler Boulevard

Mentor, Ohio



Facts

USE:	Warehouse, Distribution, Manufacturing, Office
LAND AREA:	38 Acres
RENTABLE AREA:	457,000 Square Feet
OFFICES:	41,000 Square Feet
ZONING:	M-2 Heavy Industry
DOCKS:	22
DRIVE-INS:	4
BAYS:	40' x 40'
CEILING HEIGHT:	20' to 34'
SPRINKLERS:	Fully Monitored Wet System
PARKING:	5 acres of Surface Parking
RAIL:	Norfolk and Southern

This prime industrial facility is located in Mentor, Ohio, just twenty minutes from downtown Cleveland. The building is divisible to units starting at 60,000 square feet. The property is well suited for various industrial uses and includes features such as high ceiling clearance, wide column spacing, loading docks, drive-in doors and rail.

The property, located on Tyler Boulevard, enjoys high freeway visibility and is minutes from Interstate 90 and the Lakeland Freeway (Route 2).