

FOR LEASE

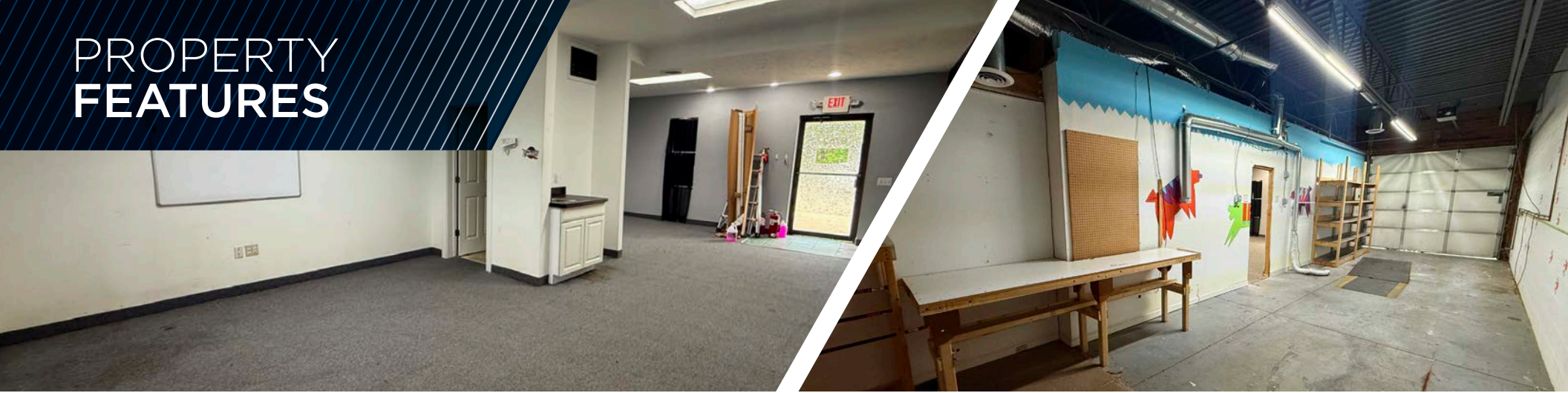
**8760-8798 Tyler Boulevard**

Mentor, Ohio 44060



**1,600 - 3,200 SF OF LIGHT INDUSTRIAL SPACE AVAILABLE**

# PROPERTY FEATURES



## AVAILABILITY

UNIT	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-IN DOORS	MONTHLY LEASE RATE
8762	1,600 SF	850 SF	750 SF	One (1)	\$1,200
8764-8766	3,200 SF	405 SF	2,795 SF	Two (2)	\$2,400

## COMMENTS

- Ideal units for growing businesses with competitive lease offerings and growth opportunities
- Conveniently located along Tyler Boulevard with excellent access to I-90 and SR 2
- Under new ownership with renovations coming soon!
- Each unit features a 10'x9' drive-in-door, small office, and restroom

## PROPERTY SPECIFICATIONS

CONSTRUCTED: 1995

CONSTRUCTION: Masonry

ROOF: Flat

LIGHTING: Fluorescent

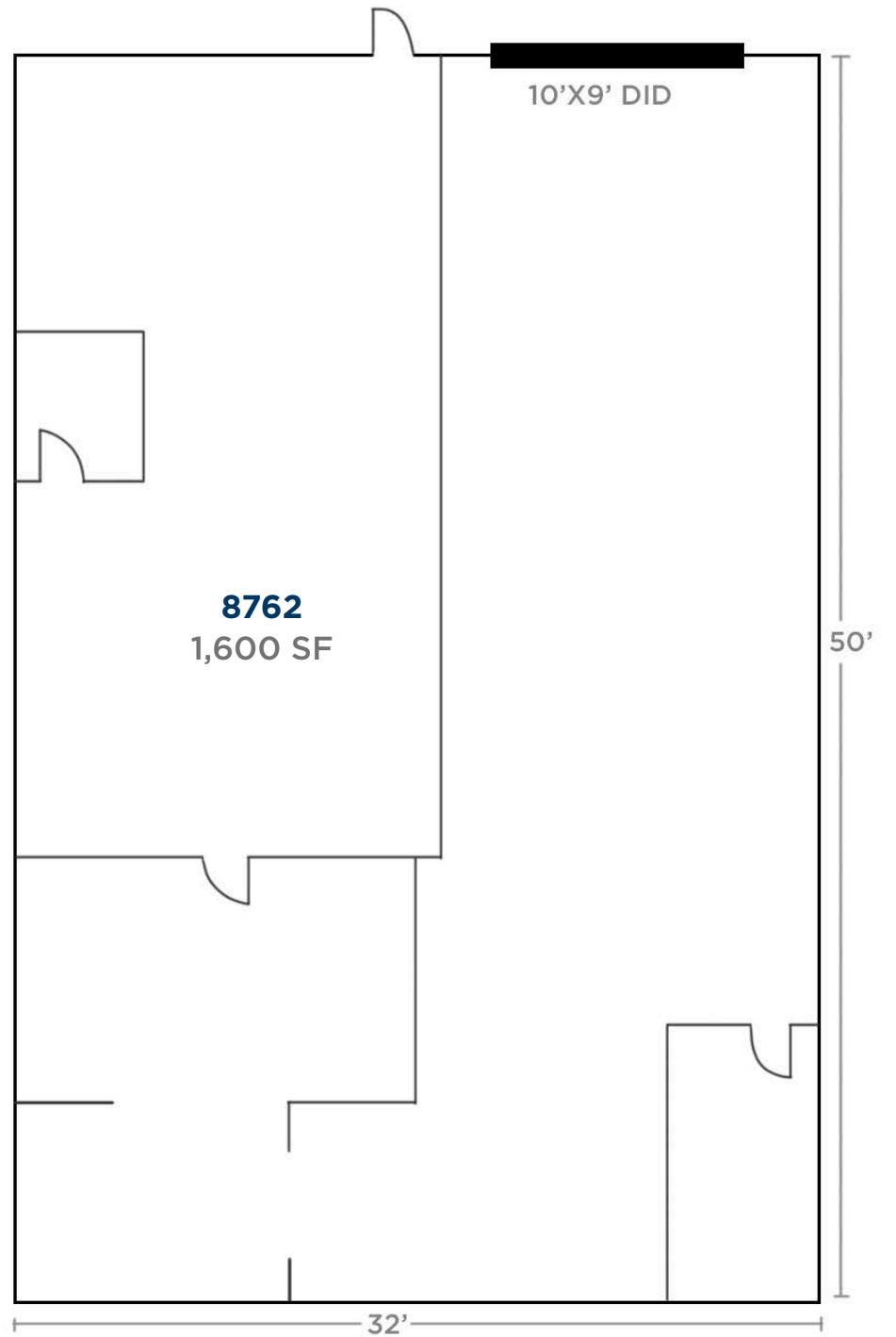
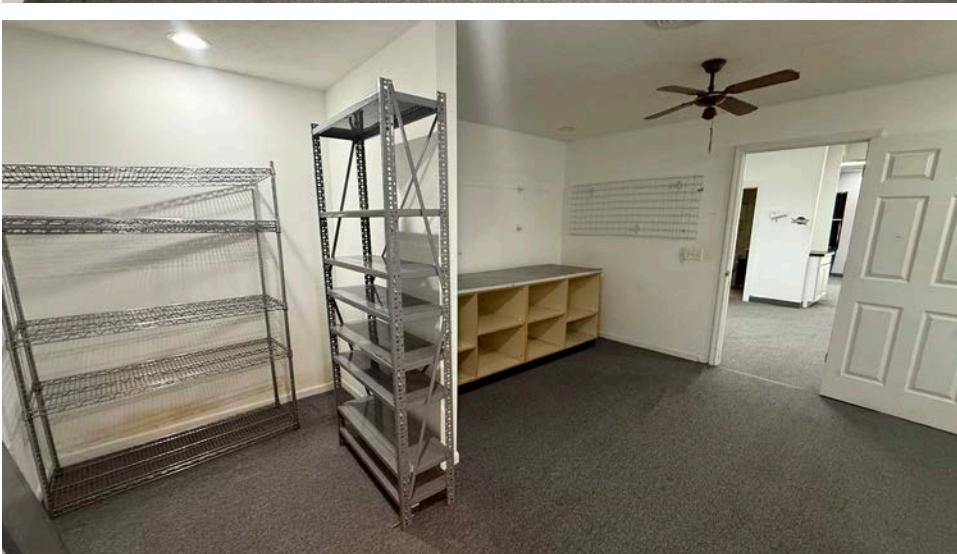
A/C: HVAC - Office Only

HEAT: Reznor

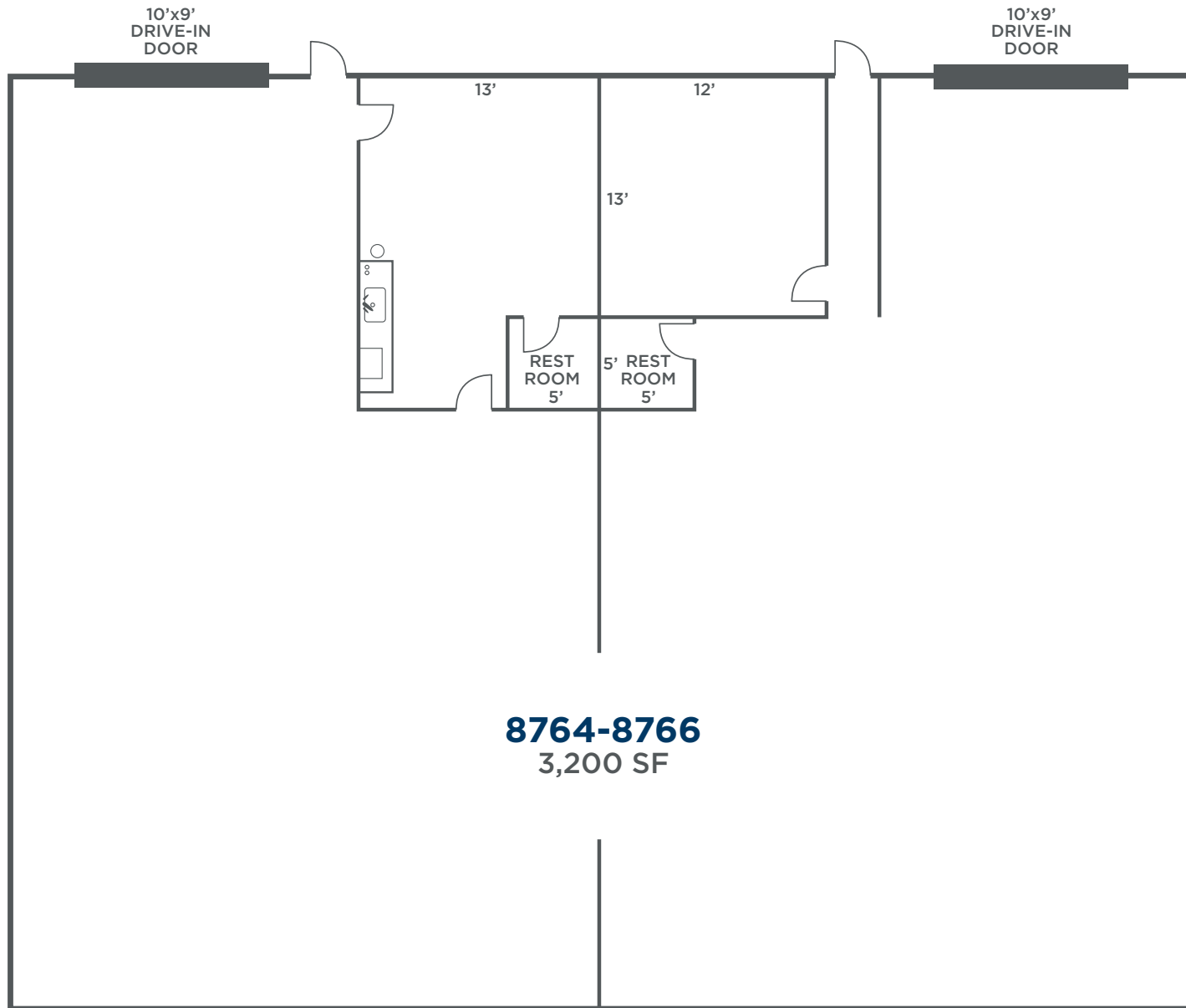
CEILING HEIGHT: 10'4"

POWER: Varies

# FLOOR PLAN



# FLOOR PLAN





While some longtime Mentorites may wish for the simpler days when Mentor was a quiet, rural town dotted with nurseries and two lane roads, most would agree that it's still the best place to live in Northeast Ohio. This is largely due to an excellent quality of life, which means: location; excellent schools; attractive, affordable housing; responsive city services; 1,200 acre park and recreation system; low crime rate; and spirit of cooperation.

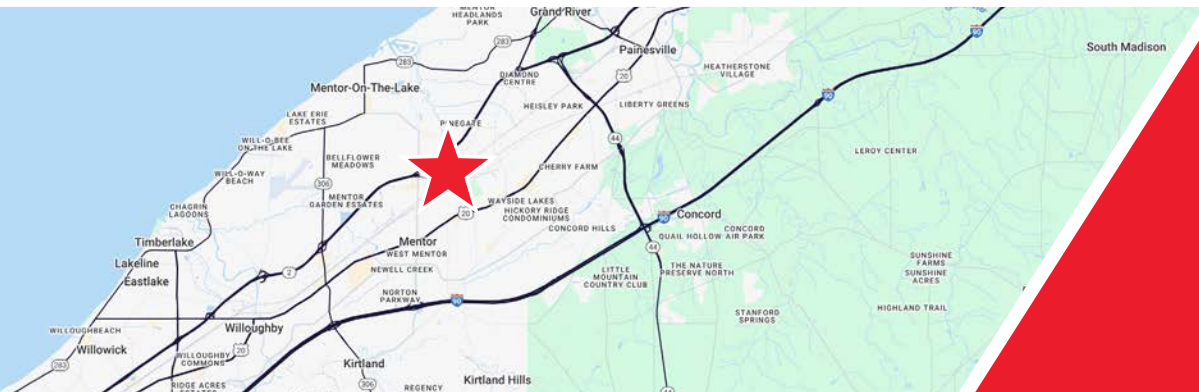


Mentor offers a diverse mix of housing — from upscale, contemporary to charming, century homes in the Old Village District. From the planned developments of Sausalito, French Hollow and Pinegate, to apartments and condominiums. The majority of homes are single family detached and owner occupied. The median home value is \$194,660.

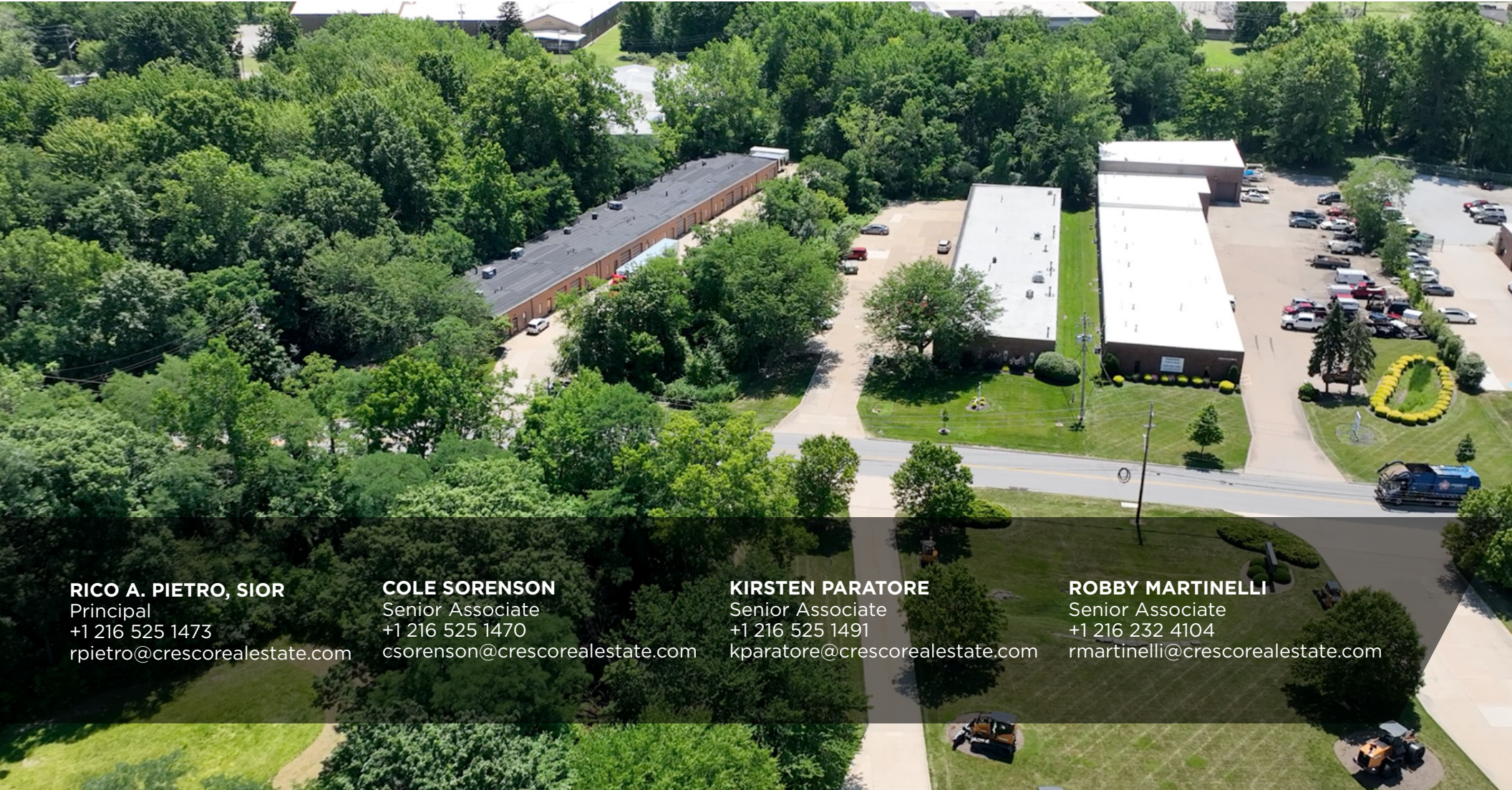
If you're a business owner looking for a vital community in which to locate or expand your business, there's an array of services offered through our Economic Development Department. Mentor is home to a significant number of biomedical firms and international and national corporate headquarters; but our staff also works hard to encourage the growth of young companies and offers attractive incentives to ensure their success.

Mentor is a popular destination for visitors who come to shop, hike or just hang out. Consider Headlands Beach — Ohio's longest and best swimming beach and named one of the 20 best beaches in America by CNN Travel; the Mentor Lagoons Nature Preserve and adjoining Mentor Marsh State Nature Preserve boast over a mile of natural beach and more than 1,000 acres of trails, boardwalks and wildlife. There's also the James A. Garfield National Historic Site, home of our 20th U.S. President, and many, many shopping and dining opportunities.

# PROPERTY AERIAL MAP



Easy access  
to Route 2



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