

INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
NUMBER OF UNITS:	8
AVAILABLE SF:	153,000 SF
LEASE RATE:	\$7.00 SF/yr (MG)
LOT SIZE:	7.827 Acres
YEAR BUILT:	1965
BUILDING SIZE:	153,000
RENOVATED:	2002
ZONING:	M-1
MARKET:	Cleveland
SUBMARKET:	Lake County
PRICE / SF:	\$26.14

PROPERTY OVERVIEW

Presenting a unique opportunity for industrial and manufacturing investors, this 153,000 SF property in Mentor, OH is meticulously designed to meet a range of operational needs. Boasting 8 units, the building underwent extensive renovations in 2002, including new overhead doors and interior/exterior improvements. With a strategic location offering easy access to SR 2 and I-90, the property is optimally positioned for seamless logistical operations. Equipped for manufacturing, distribution, and warehousing, and featuring loading docks with dock levelers, this M-1 zoned property from 1965 stands as an ideal choice for investors seeking a strong foothold in the dynamic Cleveland area.

PROPERTY HIGHLIGHTS

- New Interior/Exterior improvements underway!
- Space equipped for manufacturing, distribution, and warehousing.
- Rent abatement for new Tenants that sign a long term lease.
- Central location for access to SR 2 and I-90
- 8-Units Available for 22,000 SF to 10,000 SF
- - 153,000 SF of versatile space
- - 8 units for flexible usage
- - Renovated in 2002 with new overhead doors

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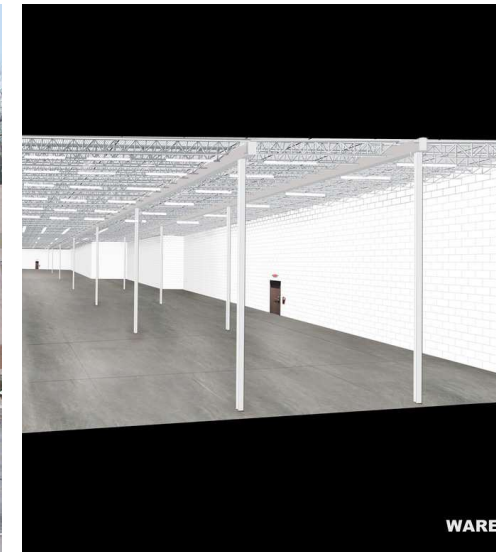
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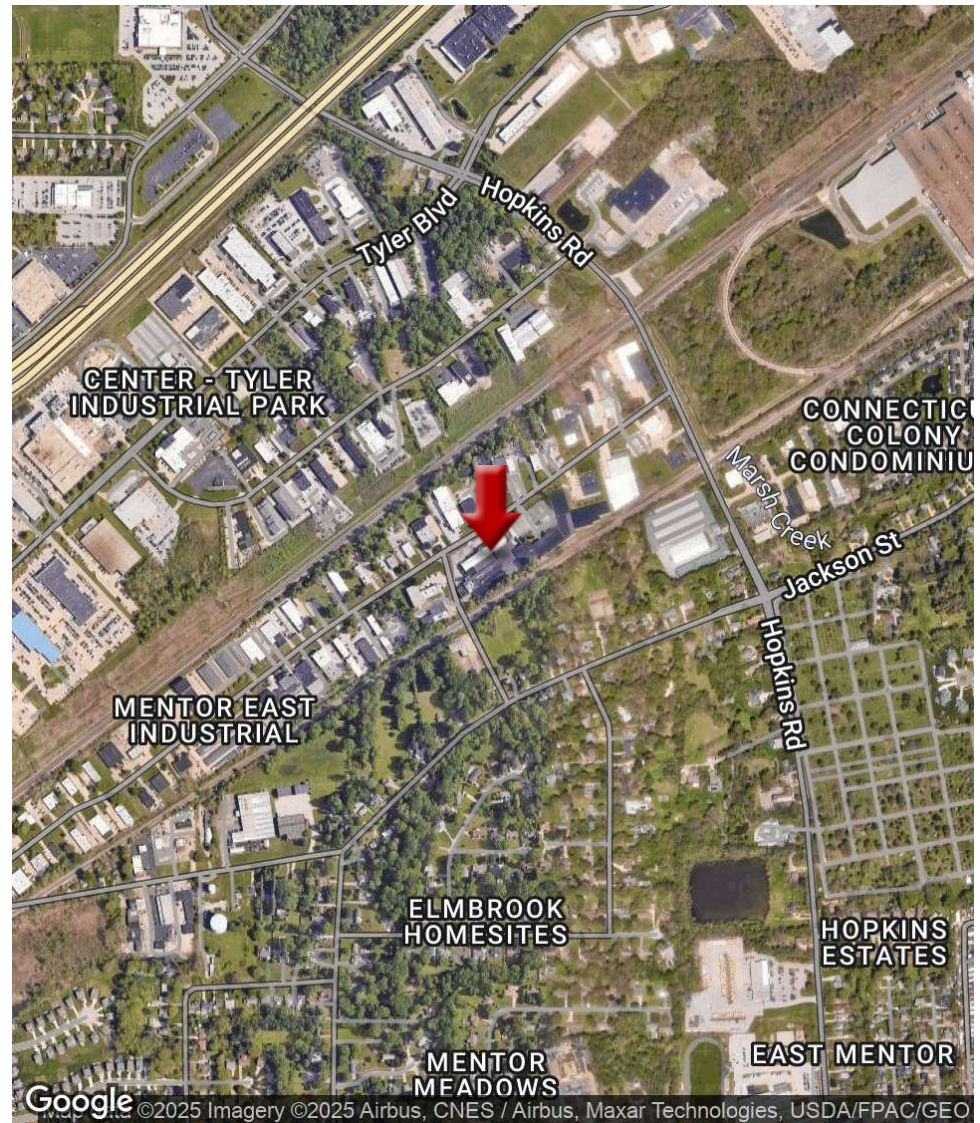
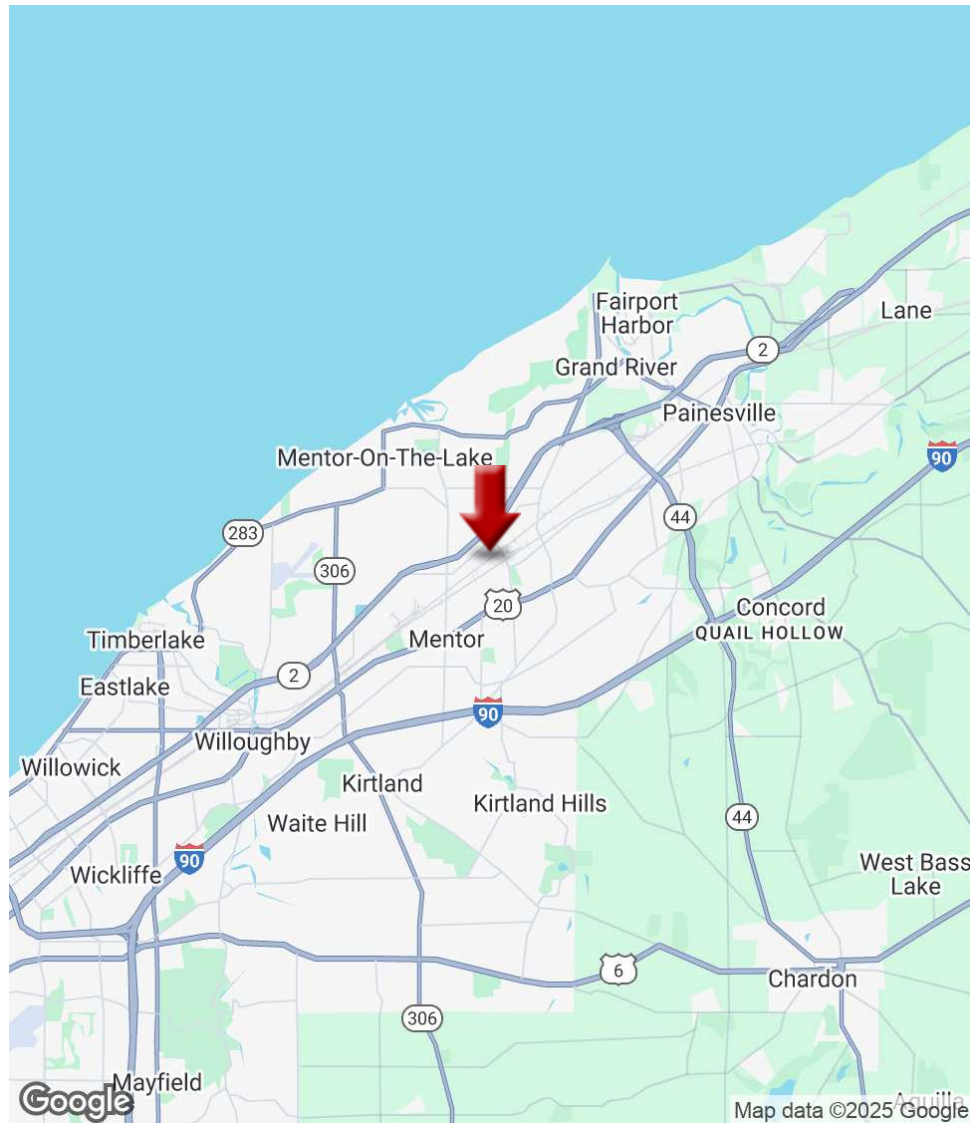
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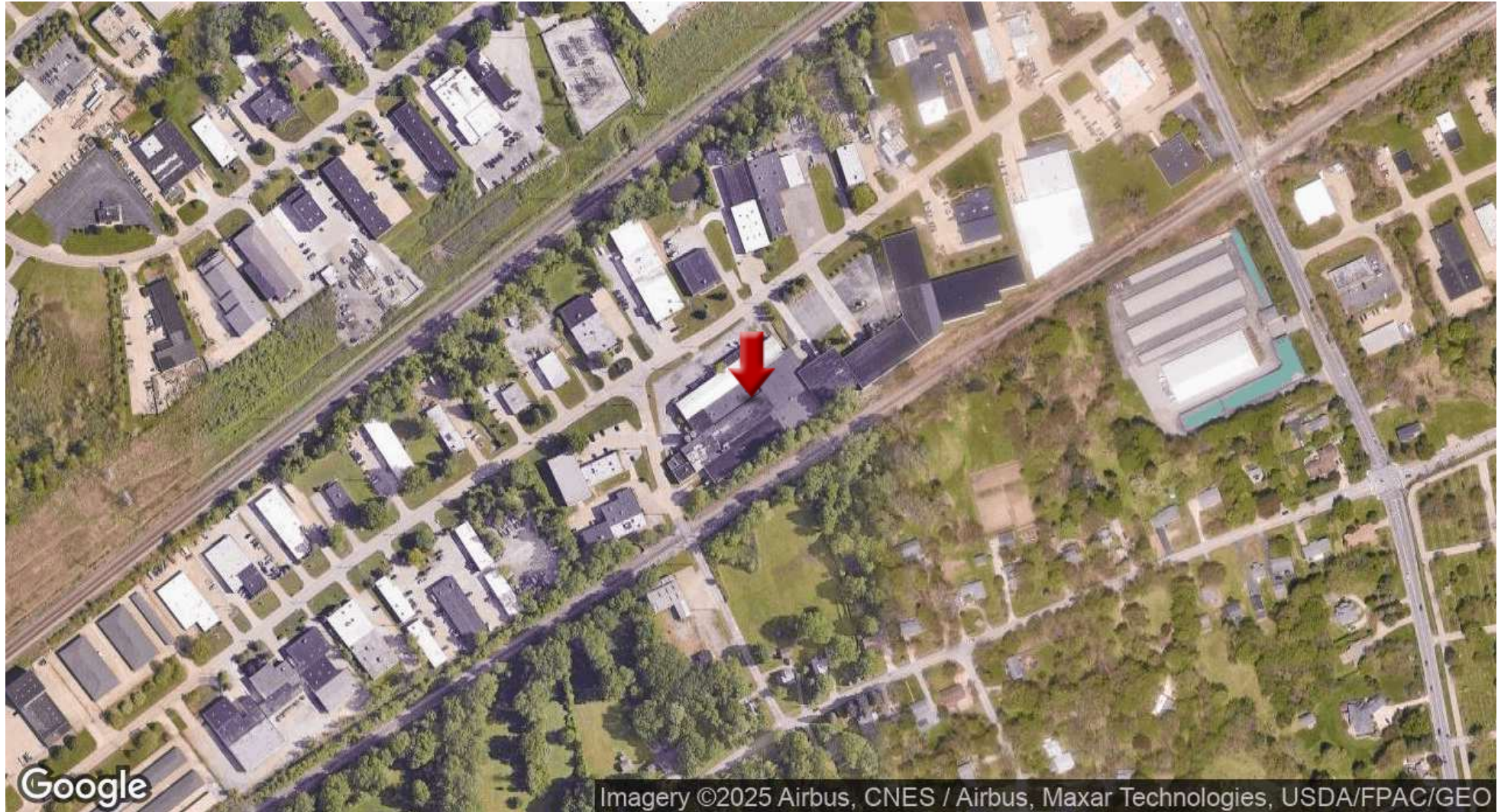
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