

**FOR
LEASE**

MENTOR BUSINESS PARK

7800 TYLER BLVD, MENTOR, OH 44060

CRANED MANUFACTURING SPACE | 45,151 SF



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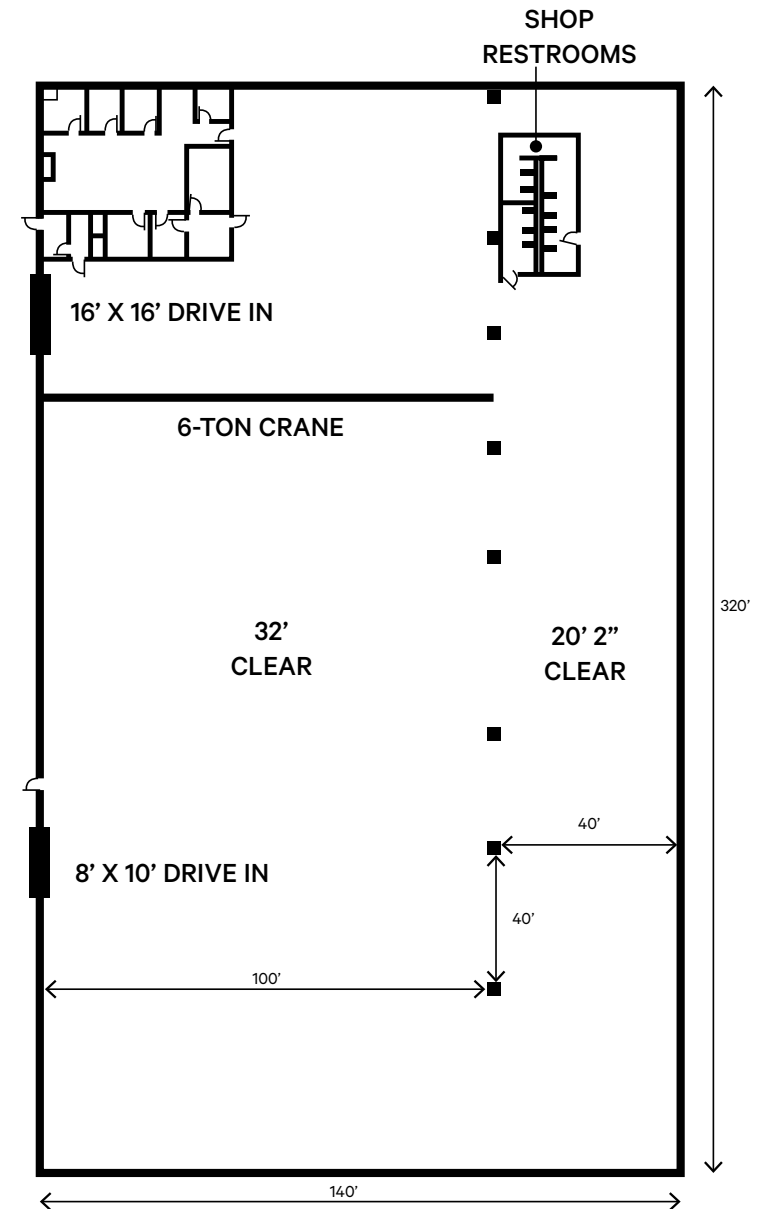
CBRE, Inc.
950 Main Avenue
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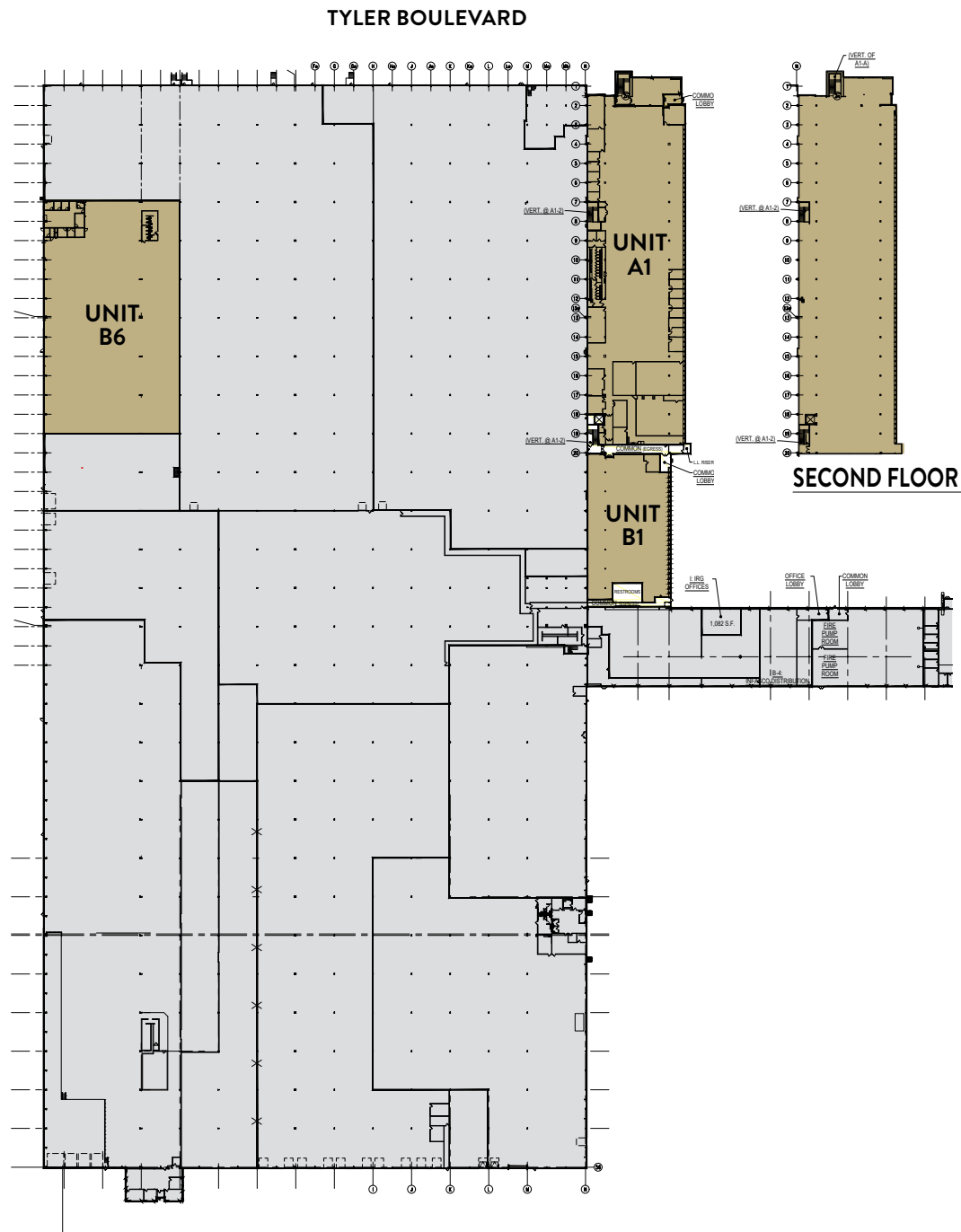
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SPACE DETAILS **UNIT B6**

DESCRIPTION	Craned Manufacturing
RENTABLE SF	45,151 SF ±
OFFICE SF	1,680 SF ±
WAREHOUSE SF	43,471 SF ±
DOCKS	Potential to Add Two
DRIVE-INS	Two (1 - 16' X 16', 1 - 8' X 10')
CLEAR HEIGHT	20'2" – 32'
COLUMNS	100' X 40' & 40' X 40'
POWER	480V / 3PH
CRANE	6-Ton (23' Under Hook)
SPRINKLERS	Wet
ADDITIONAL FEATURES	• LED Lighting • Reznor Heating Units • Shop Restrooms & Lockers • 6 Private Offices, Conference Room, Kitchenette, IT/Data, & Shop Office • Glass Vestibule Entrance

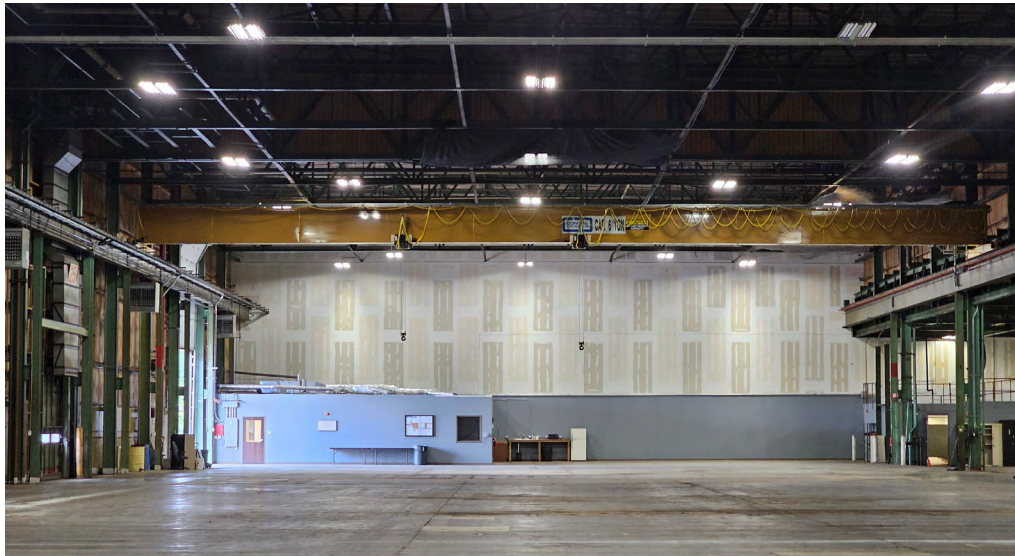
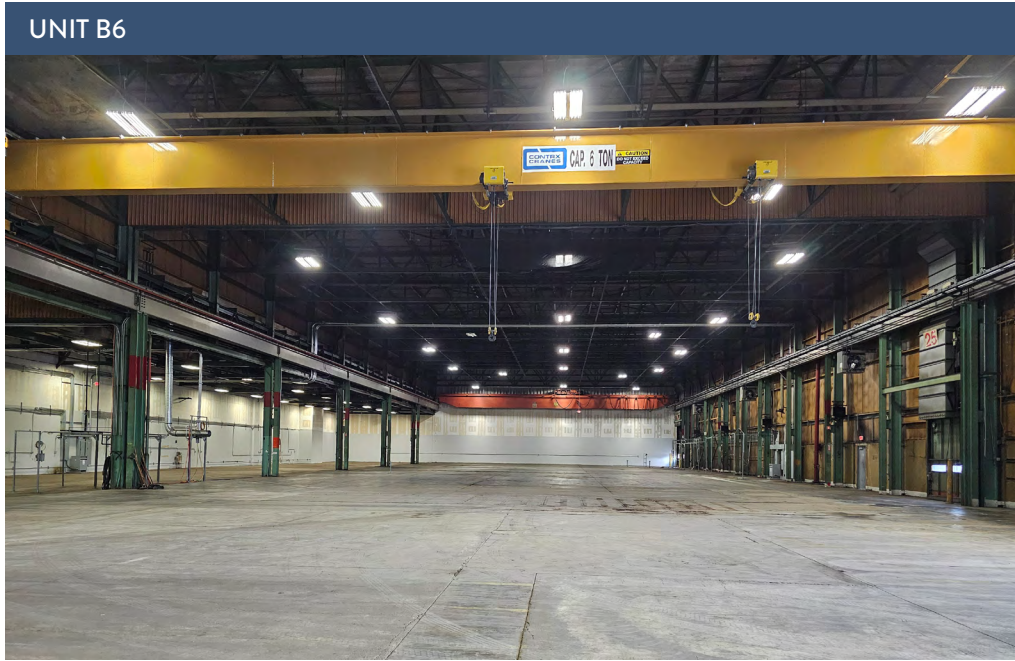
ASKING RATE **\$5.25 / SF NNN**





UNIT B6 PHOTOS

UNIT B6



UNIT B6

UNIT B6



UNIT B6

LOCATION OVERVIEW



DEMOGRAPHICS (5 MILE RADIUS)



AVG HH INCOME
\$108,862



POPULATION
103,627



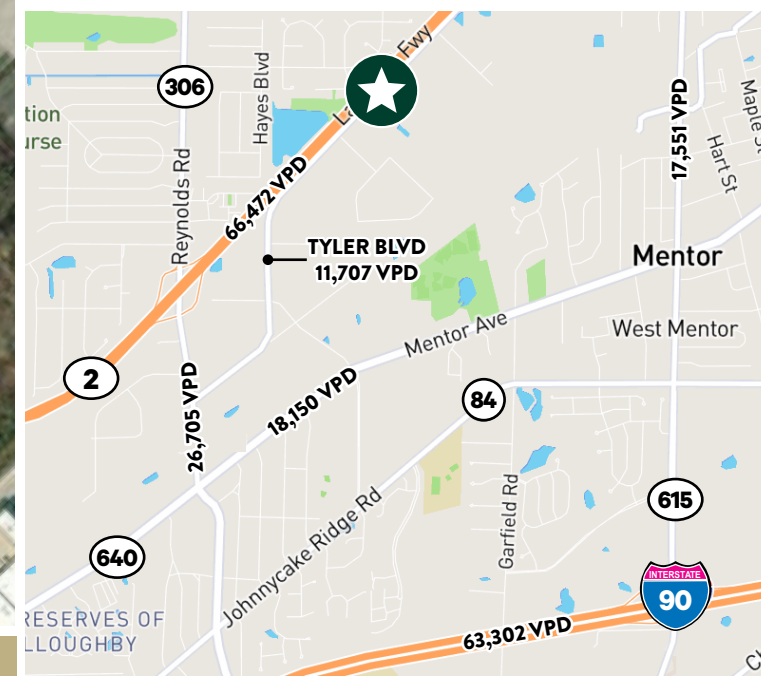
AVG HOUSING VALUE
\$255,336



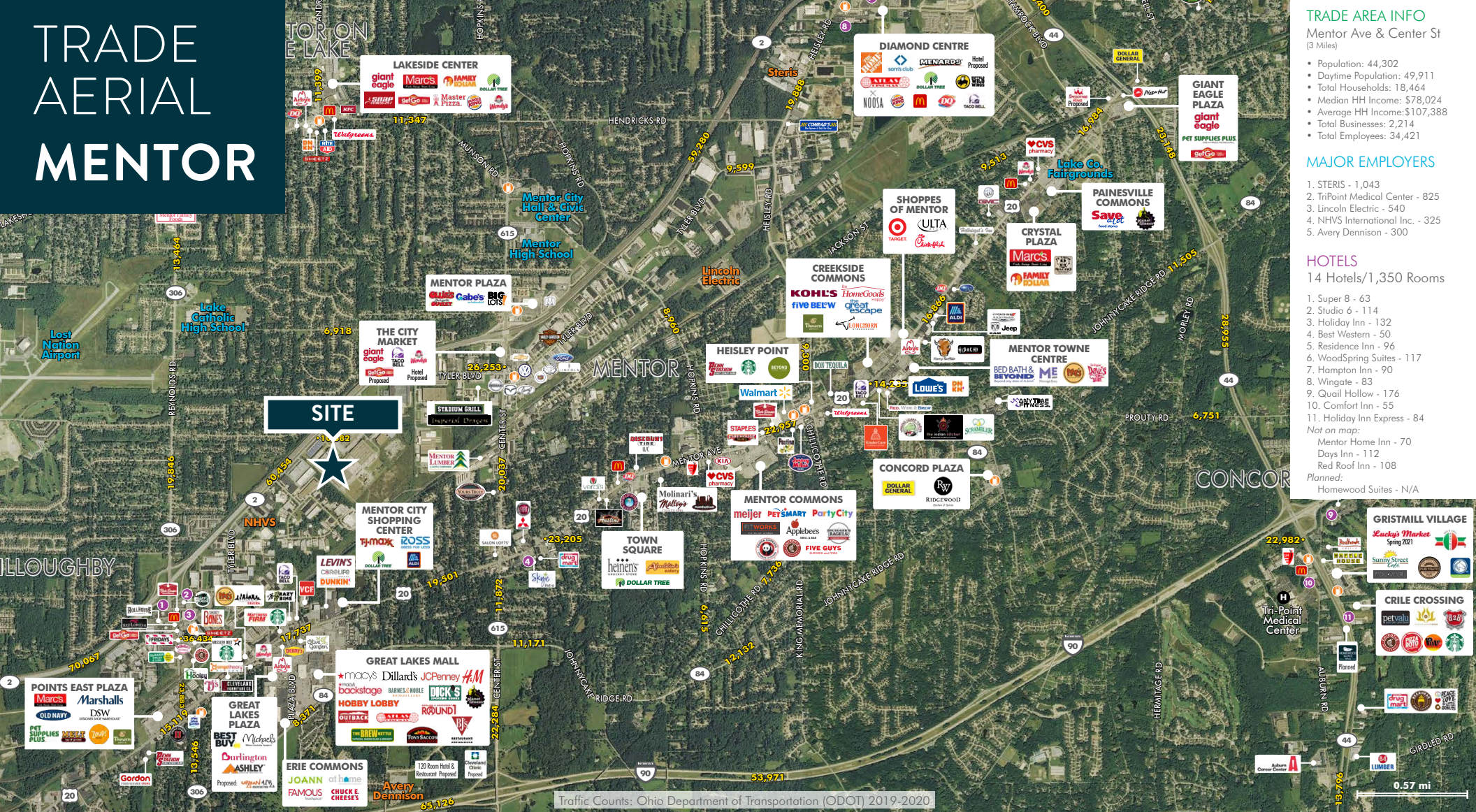
HOUSEHOLDS
46,629



EMPLOYEES
55,073



TRADE AERIAL MENTOR



**FOR MORE
INFORMATION
CONTACT:**

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