



GATTO GROUP INC

Business Condo

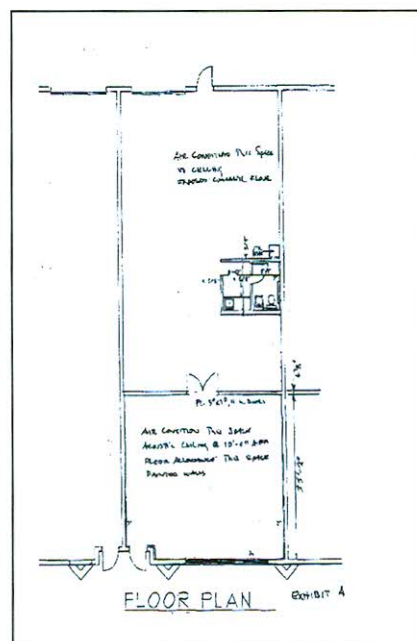
For Sale or Lease

7968 Tyler Blvd. Mentor Ohio 44060



◆ Property Highlights

- ◆ 2,100 Total Square Feet
 - ◆ approx. 700 sq.ft. of Office Space
 - ◆ 1,400 sq.ft. of air conditioned warehouse
 - ◆ 10x12 drive in door
 - ◆ Great flexibility for many users
 - ◆ Conveniently located in the heart of Mentor industrial
 - ◆ Abundant parking
- Asking: \$175,000

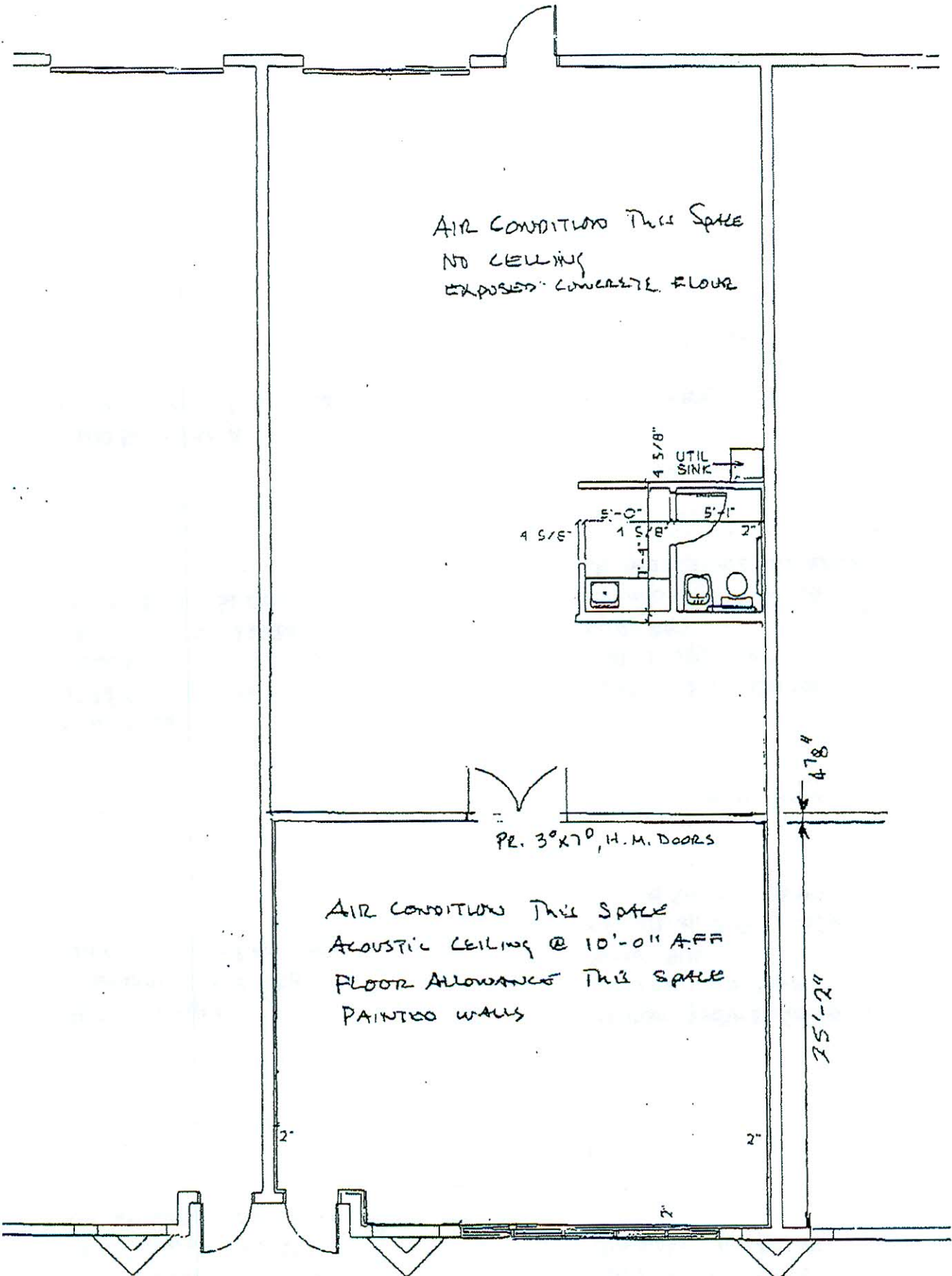


For information, contact:

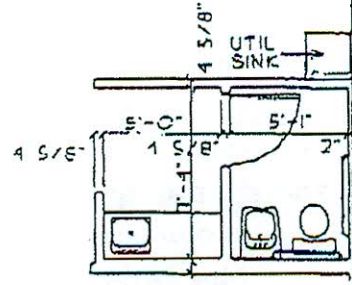
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The information contained here within is provided with the understanding that all purchase, renting, or leasing of this property shall be conducted through the Gatto Group Inc. The enclosed information, while not guaranteed, has been provided from sources deemed to be reliable.



AIR CONDITIONED THIS SPACE
 NO CEILING
 EXPOSED CONCRETE FLOOR



PR. 3'x7', H.M. DOORS

AIR CONDITIONED THIS SPACE
 ACOUSTIC CEILING @ 10'-0" AFF
 FLOOR ALLOWANCE THIS SPACE
 PAINTED WALLS

4'-8"
 75'-2"

FLOOR PLAN

EXHIBIT A