

Tin Man Road

3± Acres of Prime Industrial Land

Mentor, Ohio 44060 (Lake County)

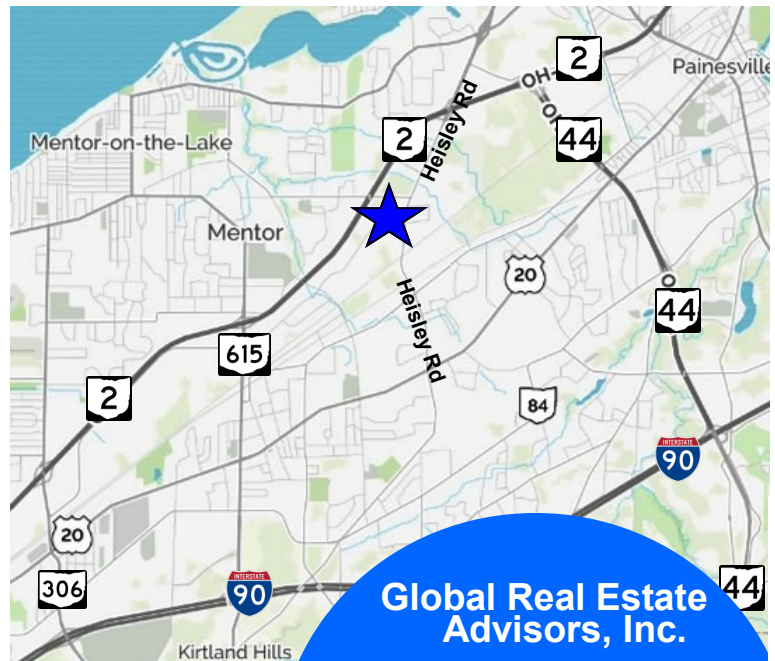


Tin Man Road, Mentor, Ohio 44060

Property Features:

- 3± Acres Prime Industrial Land
- Leveled and Cleared
- Zoned M2 – Heavy Manufacturing
- Utilities at the Street
- Mentor Economic Development Incentives Available for Qualified Buyers
 - ~Mentor Incentive Grant (MIG)
 - ~Mentor Economic Development Grant (MEDG)
- Great Location with Easy Access to Heisley Road, SR 2, SR 44 and Minutes to Interstate 90

Sale Price \$204,000.00



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
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Nancy Stark Zangerle

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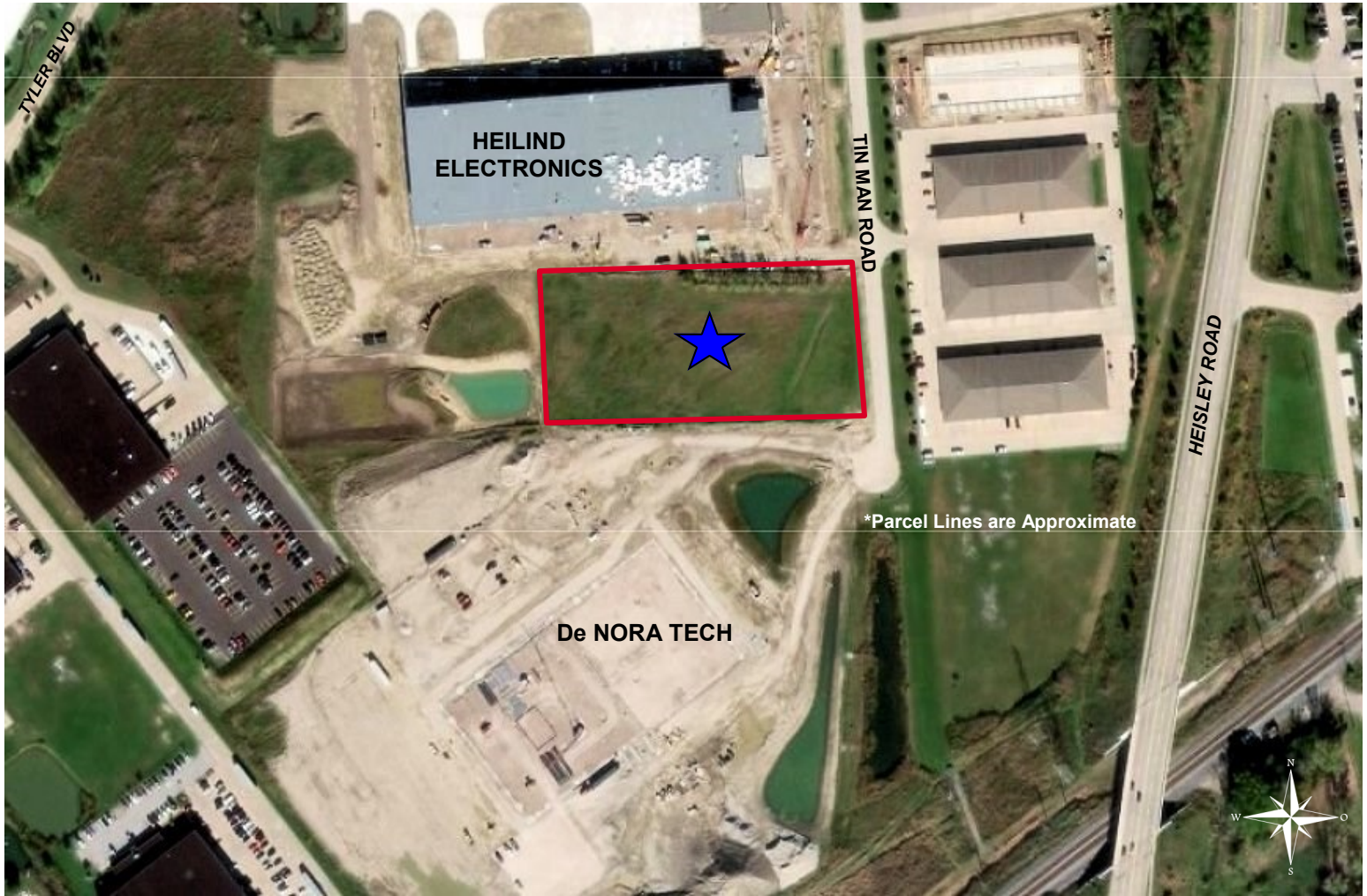
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Mentor, Ohio Means Business

- **The City of Mentor** is a manufacturing leader in the state of Ohio with a strong concentration of research and development, engineering, and metalworking firms serving the advanced manufacturing, aerospace, polymer, and biomedical industry clusters. Nearly 300 manufacturers have chosen Mentor as their home.
- **A Strategic Location** - Direct access to multiple major interstate highways, two railways, one international and several general aviation airports. 30 kilometers from major deepwater port in Cleveland, Ohio with direct rail connection. Located within 800 kilometers of 50% of the US population. Attractive and safe community on shores of Lake Erie consistently voted as one of the "Best Places to Live in America".
- **Ready to Work** - Mentor maintains a skilled and stable workforce
- **Ready to Build** - Mentor has ten Industrial Parks and over 3,200 Acres for Manufacturing Use.



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