

7710 Tyler Boulevard

# Industrial Warehouse/Distribution Facility - 15,935± SF

Mentor, Ohio 44060 (Lake County)

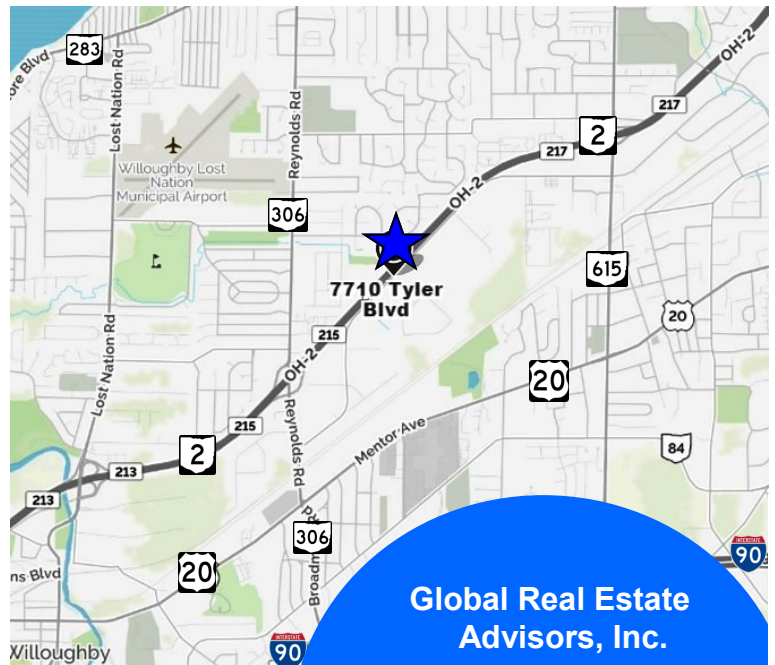
**FOR LEASE**  
**\$4.25 psf**  
**NNN**



7710 Tyler Boulevard, Mentor, Ohio 44060

## Property Features:

- 47,436± SF Total Building
- 14,175± SF Warehouse Space Available
- 1,760± SF Office Space Available
- 15,935± SF – Total Available
- 20' Ceiling Height
- Column Spacing 35' x 35'
- 3 Truck Docks
- 1 Drive-In Bay (10'x12')
- Building is of Brick Construction
- Mid-Industrial Park Zoning
- Unit Heaters
- Fluorescent/Metal Halide Lighting
- 200 AMP - 277/580V - 3 Phase Power
- Sprinkler System Throughout
- Ample Parking
- Easy Access to SR 306, SR 615, SR 2, US 20, SR 84 and I-90



**Global Real Estate  
Advisors, Inc.**

**Neil Sawicki, SIOR, Broker**

**440.255.5552 x. 221**

**Neil@GlobalCommercialRE.com**

**440.339.8585 Cell**



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)

8585 East Ave., Mentor, Ohio 44060

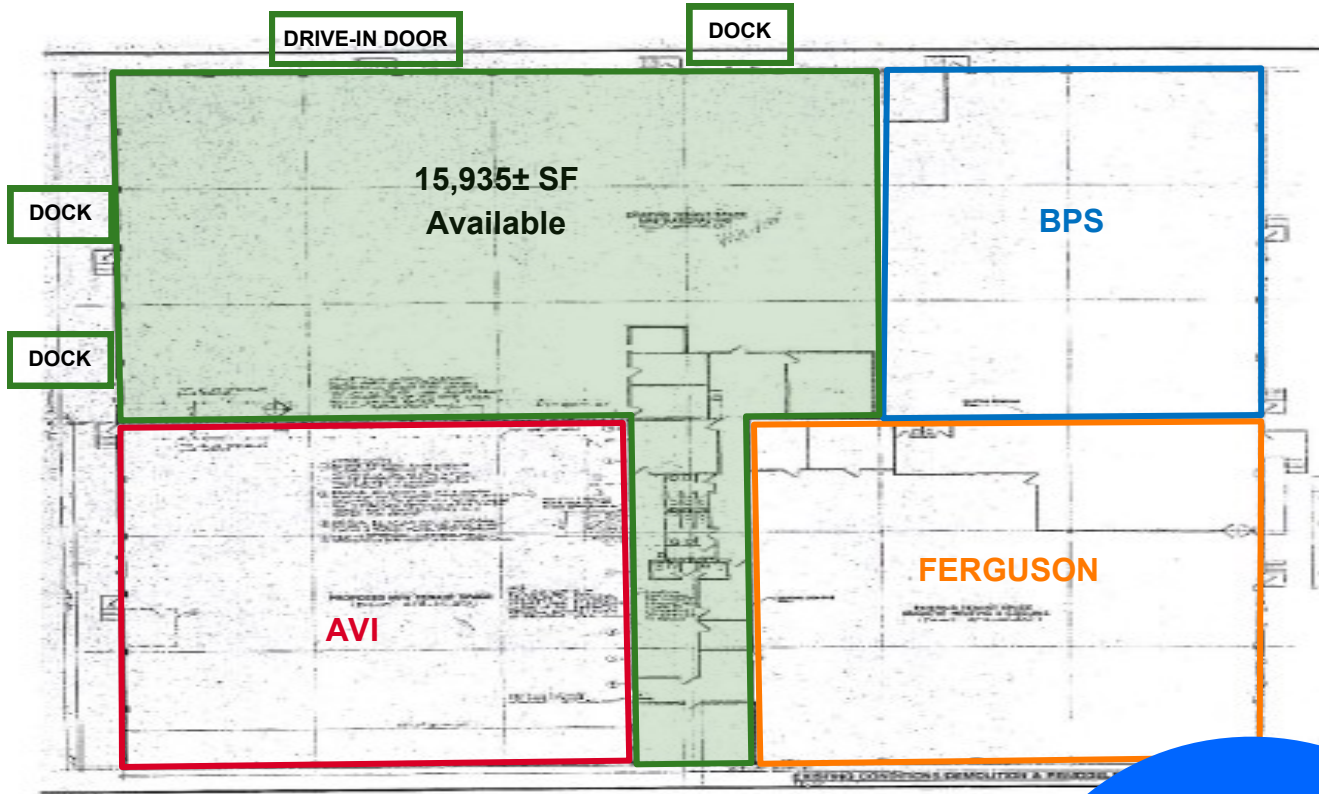
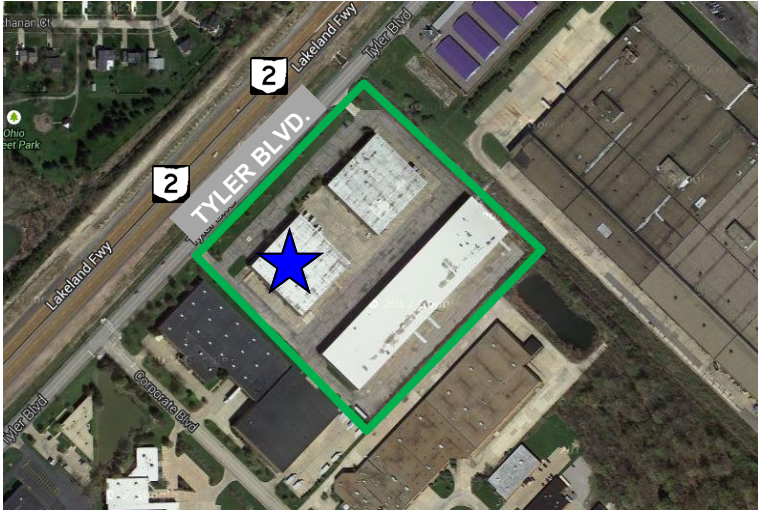
**GLOBAL** Real Estate Advisors Inc. **BROKER**

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

7710 Tyler Boulevard

# Industrial Warehouse/Distribution Facility - 15,935± SF

Mentor, Ohio 44060 (Lake County)



\*Floor Plan Measurements are Approximate



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors, Inc.

Neil Sawicki, SIOR, Broker

440.255.5552 x. 221

Neil@GlobalCommercialRE.com

440.339.8585 Cell

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.