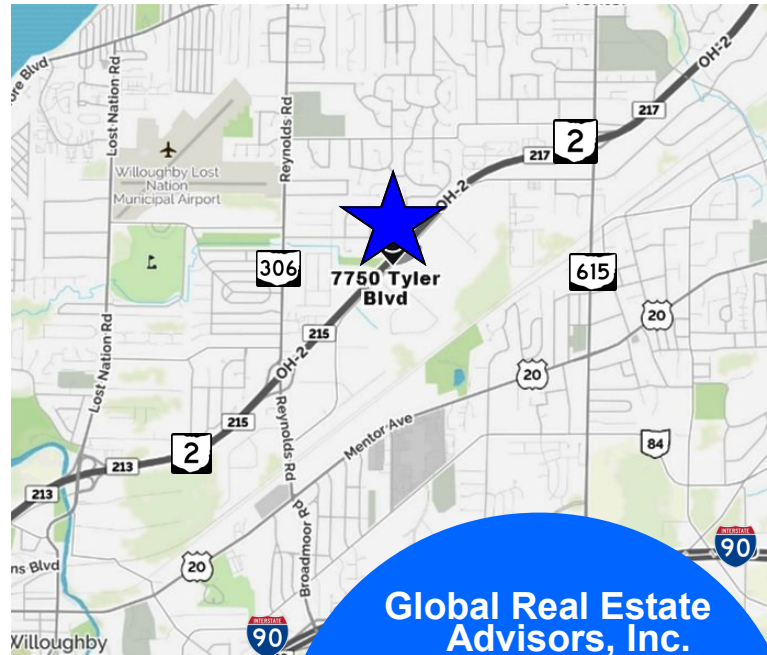


7750 Tyler Boulevard
Industrial Warehouse/Distribution/Manufacturing Facility
47,436± SF For Lease
Mentor, Ohio 44060 (Lake County)



Property Features:

- 47,436± SF Total (Divisible)
- Entire Facility will be Available Aug 2018
- 6,000± SF Office
- 2 Silo's on Site (May or May Not Work)
- 8 Docks 10'x10'
- 20' Ceiling Height
- 1,200 Volts - 1,200 Amps - 480/277 - 3-Phase 4 Wire Power
- T-8 Lighting
- Fully Sprinklered
- Great Visibility from State Route 2
- Located between SR 306 & SR 615 with Easy Access to Interstate 90
- City of Mentor Economic Development Incentives Available
- Mentor Incentive Grant (MIG)
- Mentor Economic Development Grant (MEDG)



Global Real Estate Advisors, Inc.
Neil Sawicki, SIOR, Broker
440-255-5552 x 221
440-339-8585 Cell
Neil@GlobalCommercialRE.com



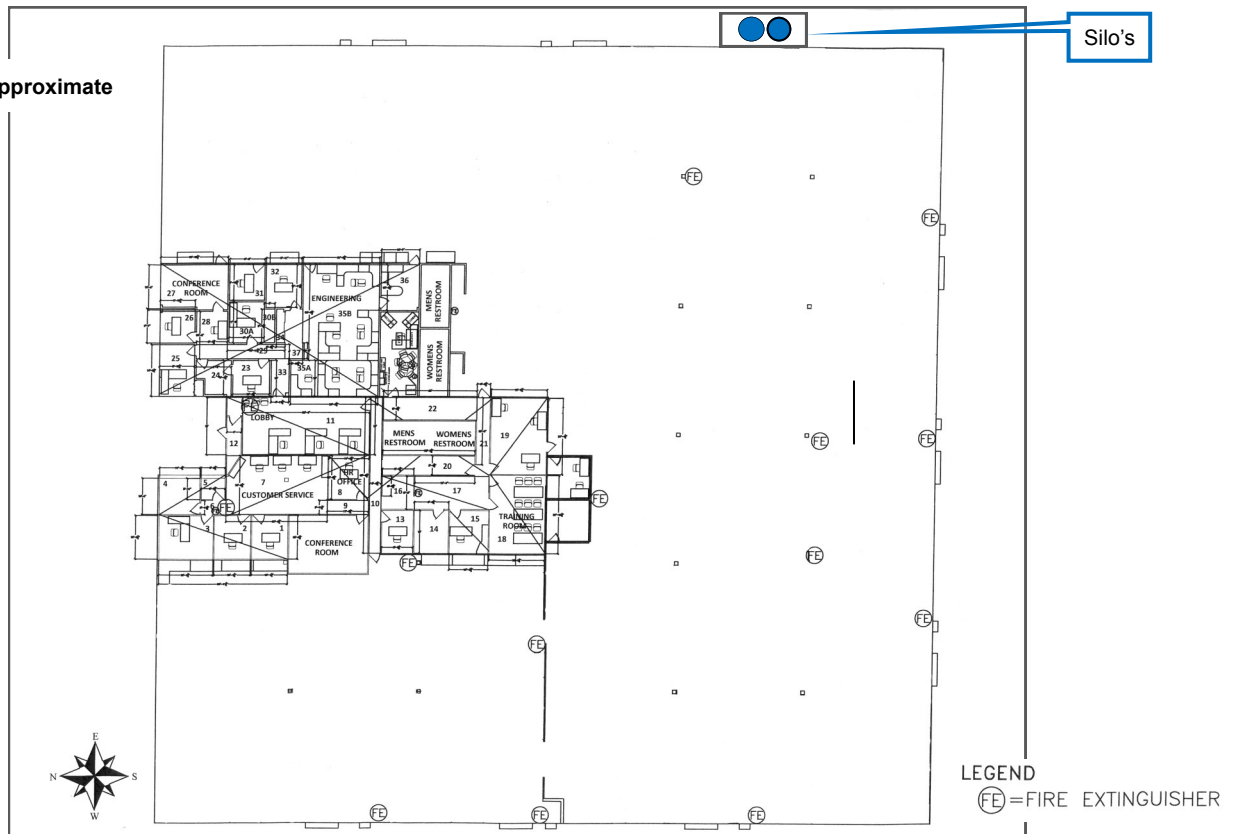
www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

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*Dimensions are Approximate



City of Mentor Fun Facts

- **Year Mentor was Settled:** 1797 by Charles Parker of Vermont
- **Incorporated as a City:** Dec. 18, 1963
- **Today's Population:** 47,159 (2010 U.S. Census)
- **Size:** 28.4 Square Miles
- **Type of Government:** Council-Manager
- **How Mentor got its Name:** The Name originates from ancient Greek literature; Mentor was the tutor of Telemachus, the son of Odysseus. Mentor was written on the first map of the Western Reserve published in 1797. Seth Pease, the astronomer and surveyor, wrote in the name Mentor as a means of identifying Township No. 9 and No. 10 in Range 9.



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