



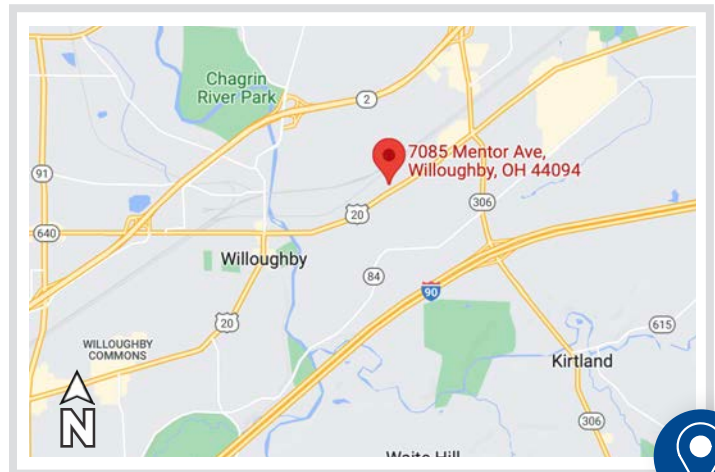
**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**



## OVERVIEW

- ± 87,543 Total SF (Divisible)
  - ± 40,376 SF Industrial
  - ± 47,167 SF Office
- Site Area: 12 Acres
- Easy access to I-90, I-271, SR 2
- (5) Docks | (2) Drive-ins
- Industrial Ceiling Height: 22' - 38'
- Power: 2000 AMP, 480 3 phase
- Located along a main Laketran bus route
- Significant frontage on Mentor Ave.
- 190+ parking spaces
- Zoned M-1 Light Manufacturing



 **PREMIER**  
Development Partners



### FOR MORE INFORMATION, PLEASE CONTACT:

Frank Black | 216.235.7052  
frank@premierdevelop.com

Spencer Pisczak | 216.496.7000  
spencer@premierdevelop.com

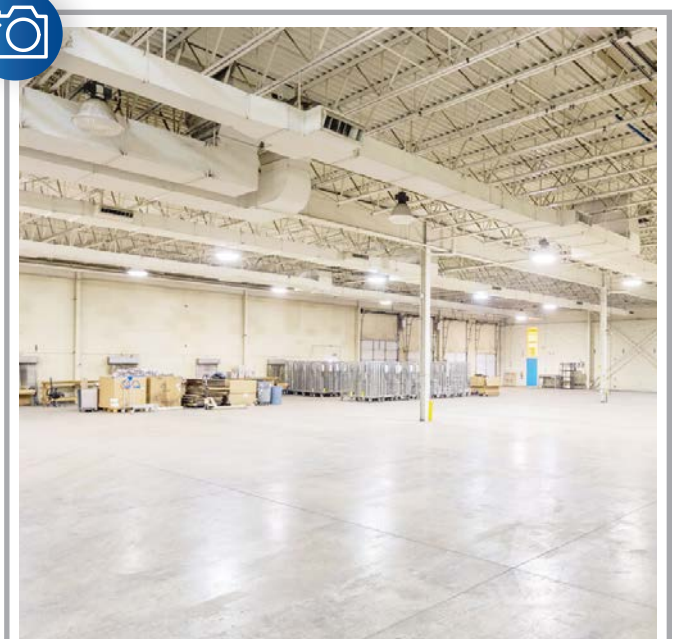
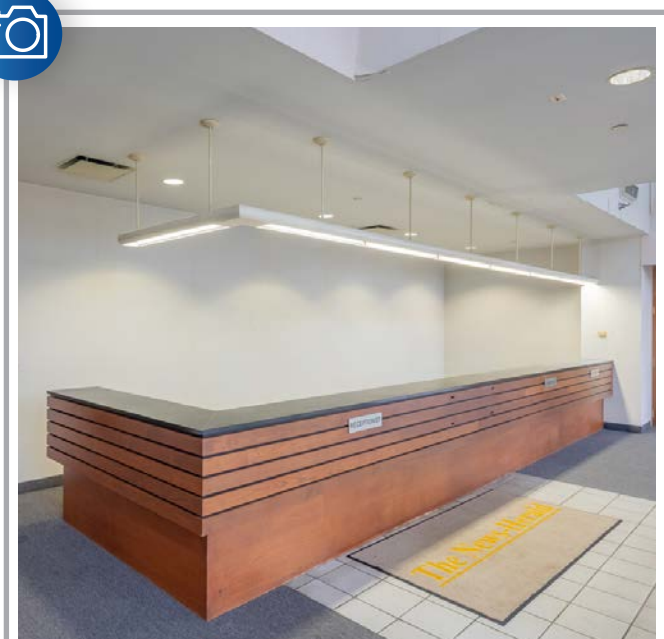
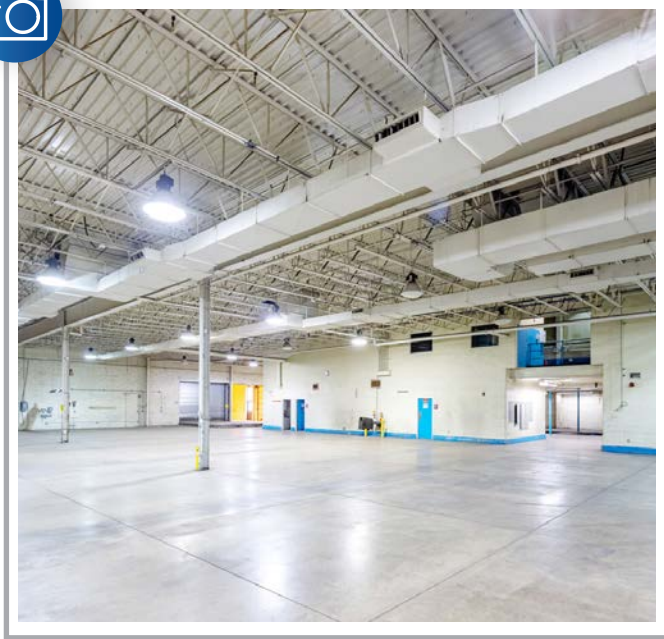
*Information provided is obtained from sources deemed to be reliable, but is not guaranteed.*





**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

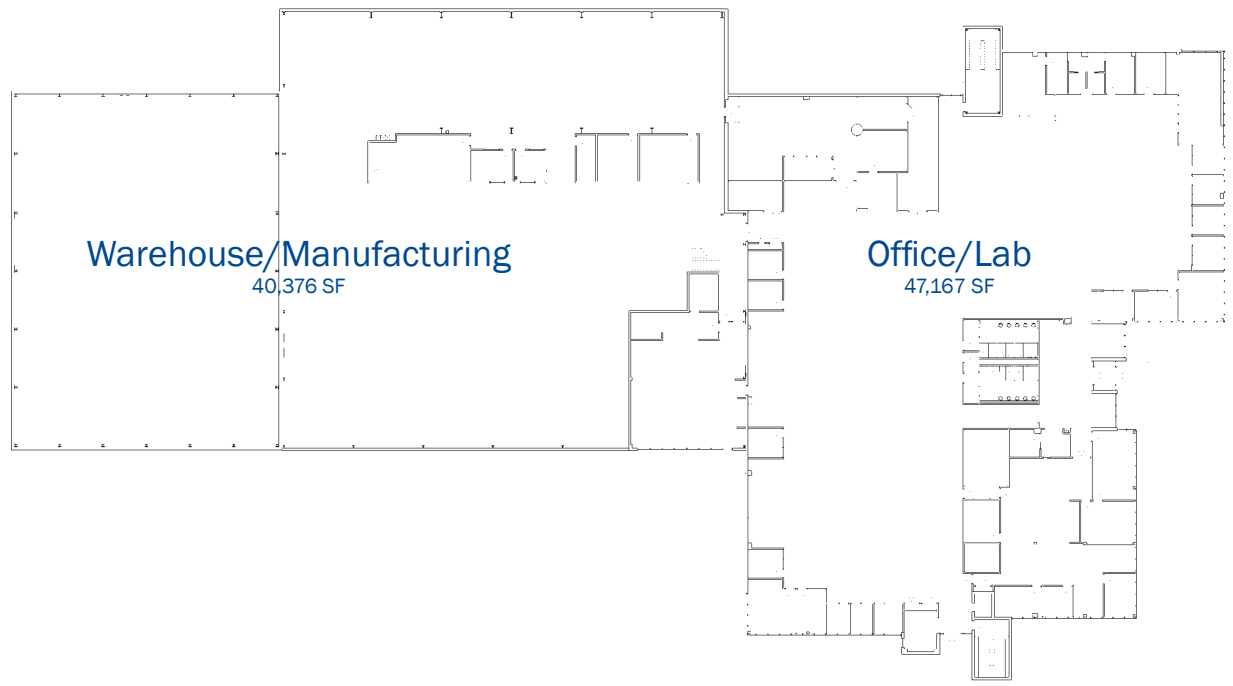




**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

**Option One: 87,543 SF**



NOVEMBER 3, 2022  
EXISTING CONDITIONS  
0 16'

MENTOR  
7085 MENTOR AVENUE  
MENTOR, OHIO



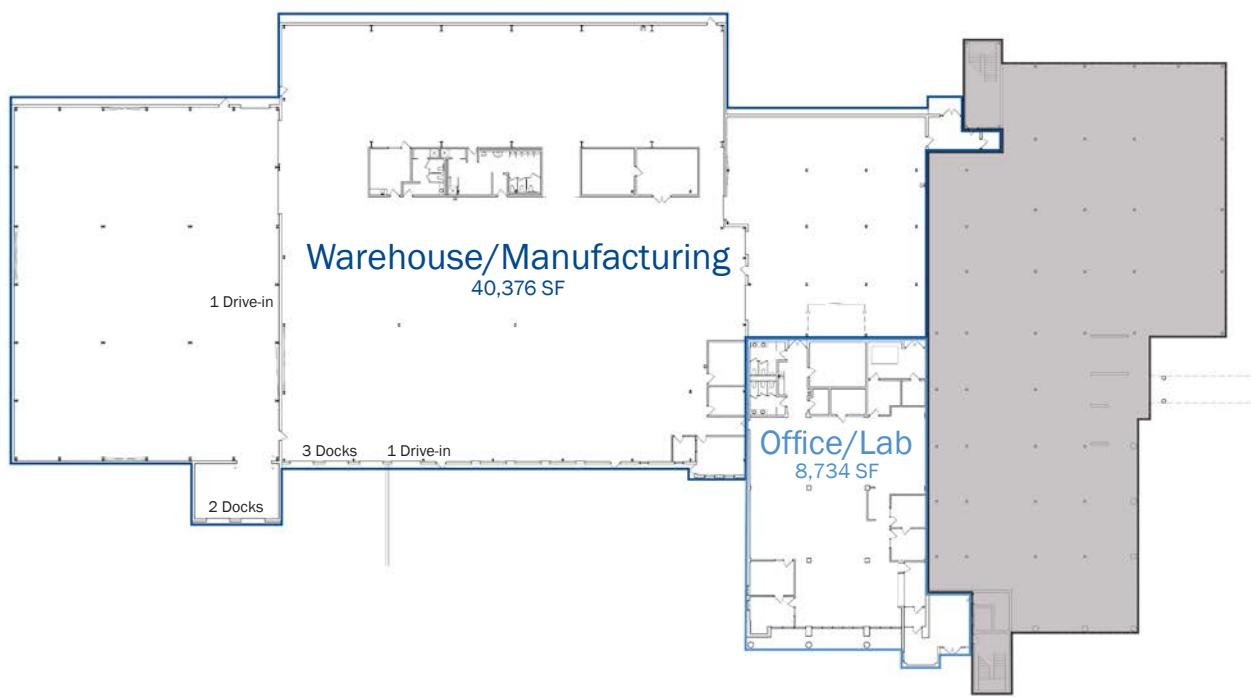
EX-2



**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

**Option Two: 49,110 SF**



NOVEMBER 3, 2022  
EXISTING CONDITIONS

MENTOR  
7085 MENTOR AVENUE  
MENTOR, OHIO



DAVISON  
SMITH  
CERVO  
ARCHITECTS, INC.  
25000 WILSON AVENUE  
CLEVELAND, OHIO 44122  
PHONE: 216.341.1200

EX-1

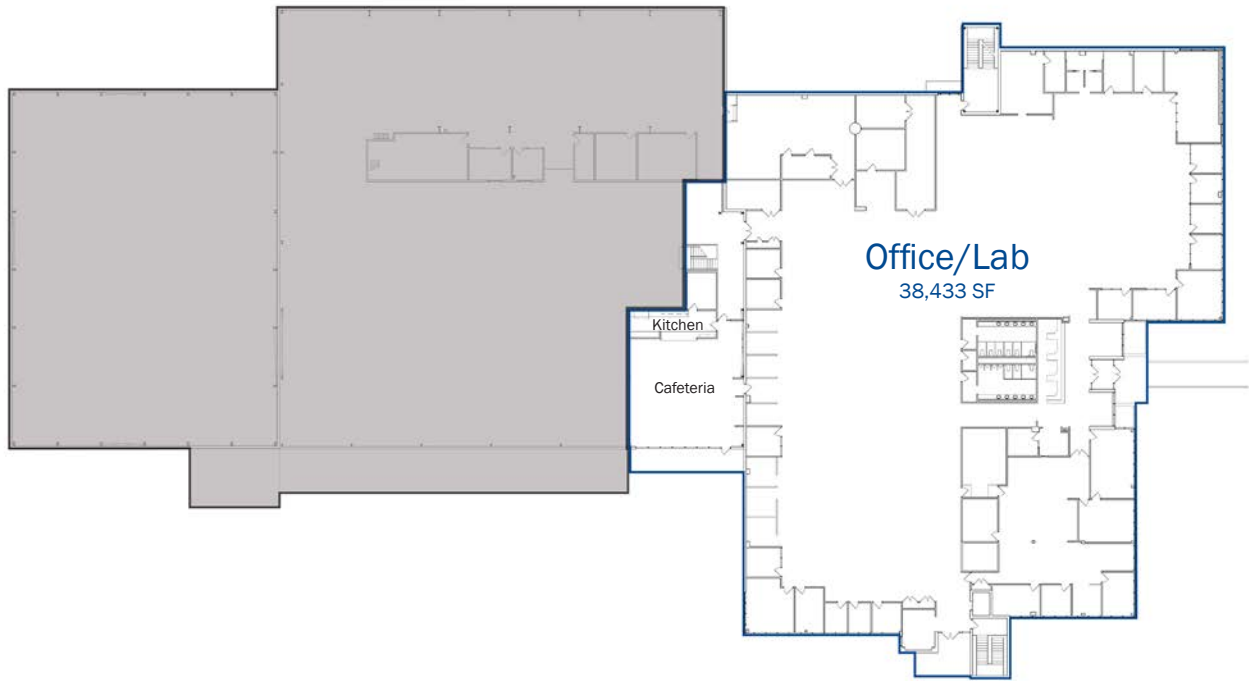




**7085 Mentor Ave  
Mentor, OH 44060**

**AVAILABLE**

## Option Three: 38,433 SF



NOVEMBER 3, 2022

EXISTING CONDITIONS

MENTOR

7085 MENTOR AVENUE  
MENTOR, OHIO



EX-2

