

## INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,500,000
<b>NUMBER OF UNITS:</b>	8
<b>AVAILABLE SF:</b>	153,000 SF
<b>LEASE RATE:</b>	\$5.00 SF/yr (MG)
<b>LOT SIZE:</b>	7.827 Acres
<b>YEAR BUILT:</b>	1965
<b>BUILDING SIZE:</b>	153,000
<b>RENOVATED:</b>	2002
<b>ZONING:</b>	M-1
<b>MARKET:</b>	Cleveland
<b>SUBMARKET:</b>	Lake County
<b>PRICE / SF:</b>	\$22.88

### PROPERTY OVERVIEW

Total property is approximately 153,000 SF on 7.8 acres of land. Heavy electrical power is brought to property, specifically 1200 amp, 480 Volt, 3-Phase power. Oil/Gas well is included with sale with all mineral right offered in purchase. Addition built in 2002 has standard fire suppression with 22' clear height ideal for rack storage. Remaining clear heights range from 20' to 14' in warehouse and manufacturing areas.

All offers on property are welcomed and will be submitted immediately to Seller for review. Seller will lease-back approximately 25,000 SF as value-add proposition for terms agreed upon. Participating Buyer's brokers are welcome. Mentor, Ohio is ranked 10th in manufacturing in the State with a strong manufacturing workforce and pro-business community. Incentives and abatements are offered to new manufacturing businesses moving to Mentor, Ohio to promote business.

### PROPERTY HIGHLIGHTS

- New Interior/Exterior improvements underway!
- Space equipped for manufacturing, distribution, and warehousing.
- Rent abatement for new Tenants that sign a long term lease.
- Central location for access to SR 2 and I-90
- 8-Units Available for 22,000 SF to 10,000 SF
- New OH Doors and Improvements to Interior/Exterior

**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

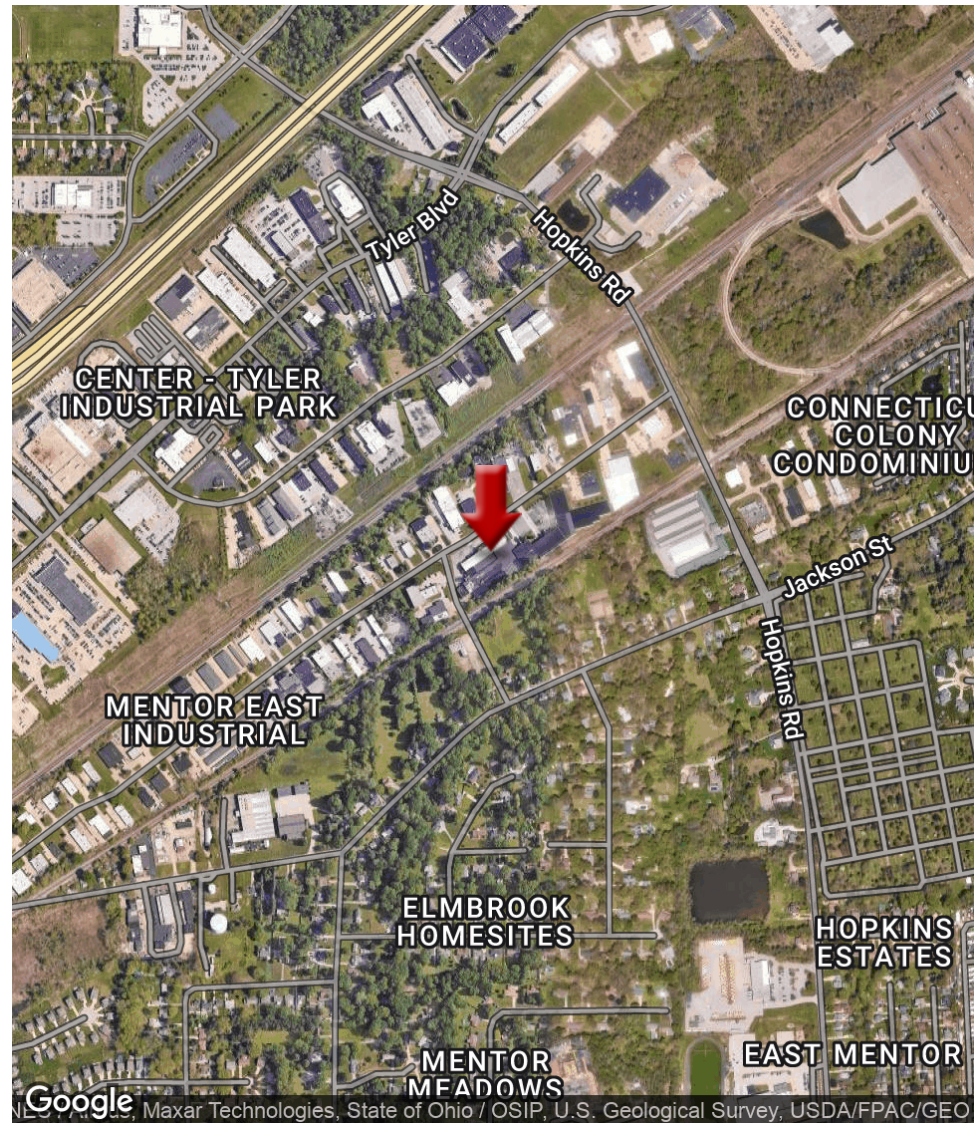
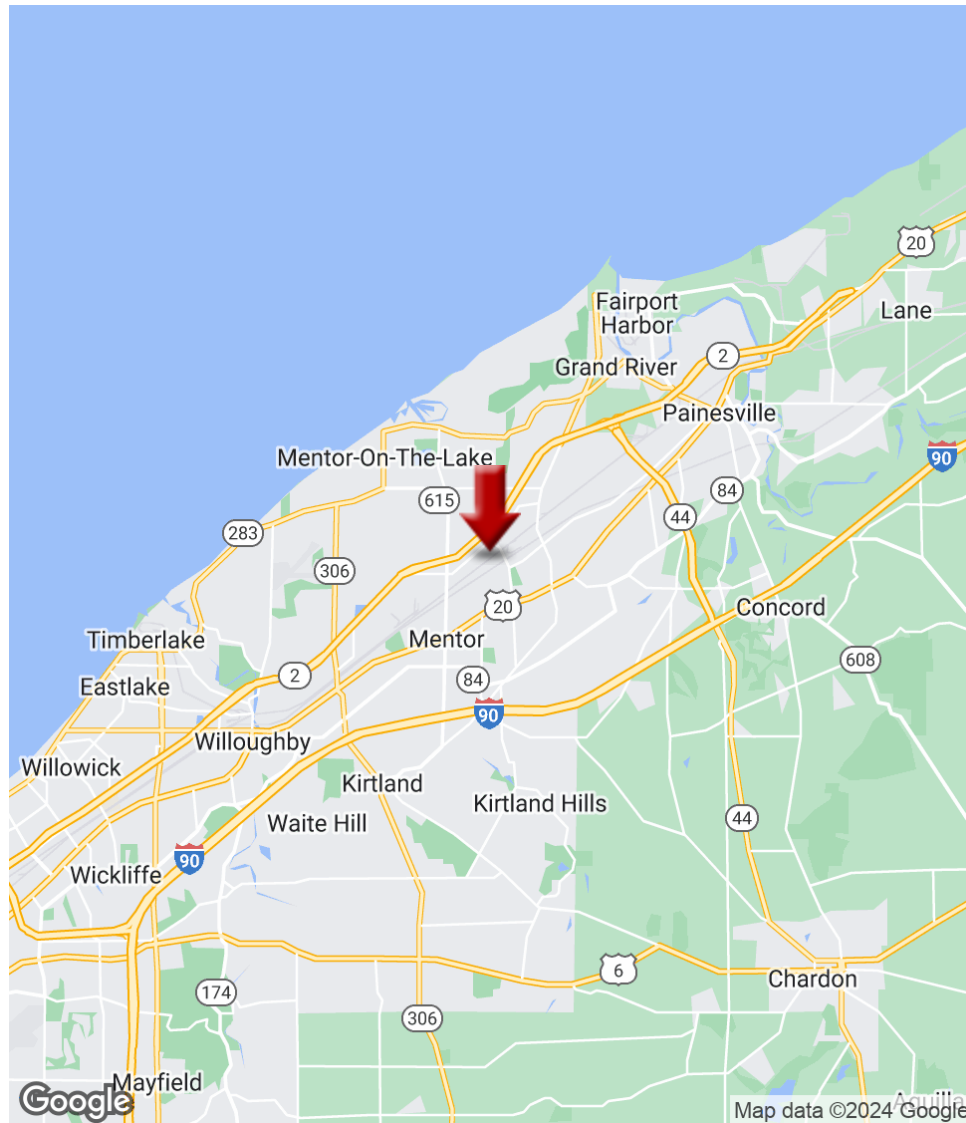
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

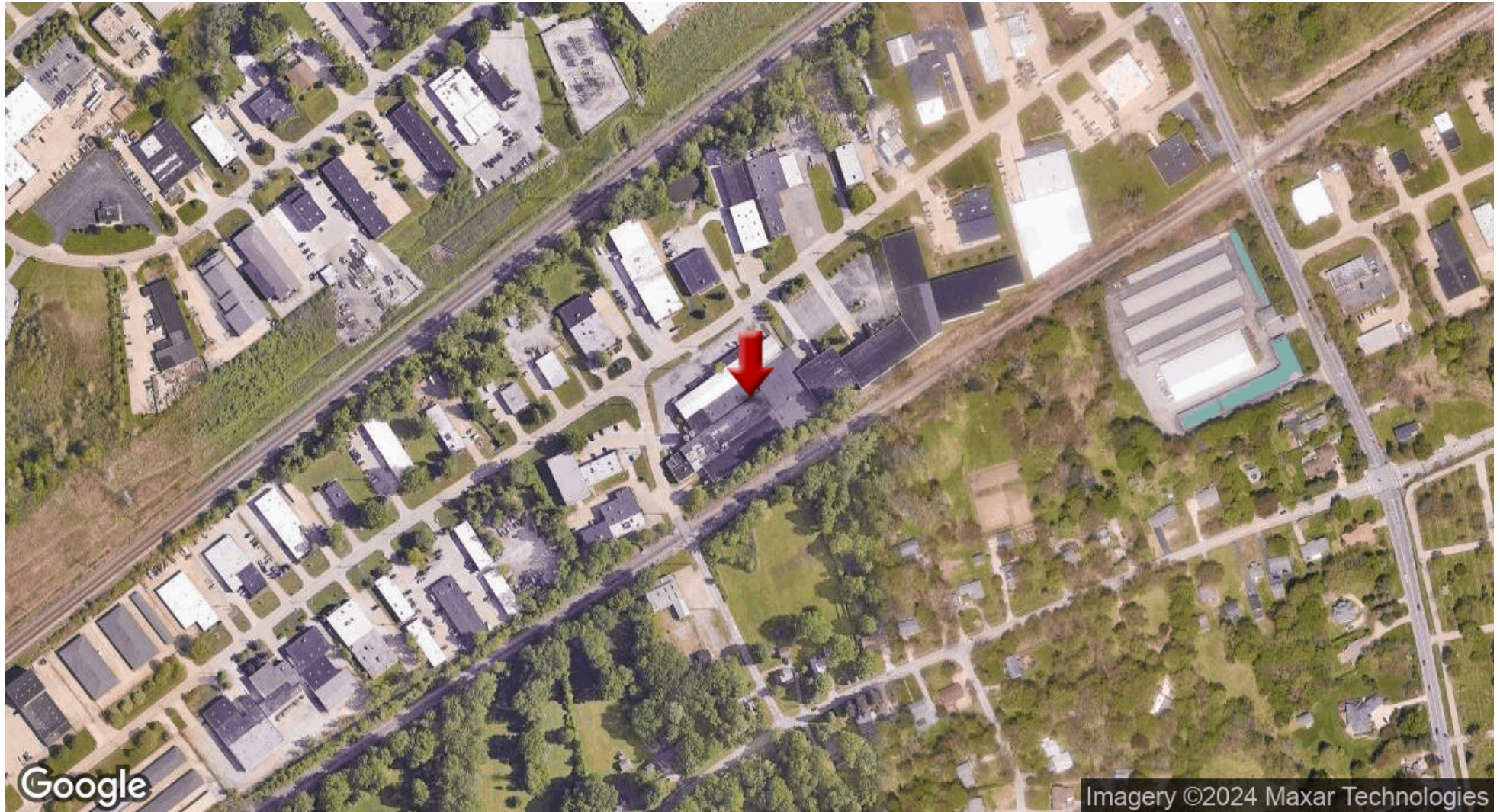
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## INDUSTRIAL FOR SALE & LEASE

WAREHOUSE, STORAGE, DISTRIBUTION SPACE AVAILABLE--DIVISIBLE--UP TO 153,000 SF-LEASE/SALE

8820 East Avenue, Mentor, OH 44060



**KW COMMERCIAL**  
440.255.5500  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Managing Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

Each Office Independently Owned and Operated [osbornegrouphio.com](http://osbornegrouphio.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.