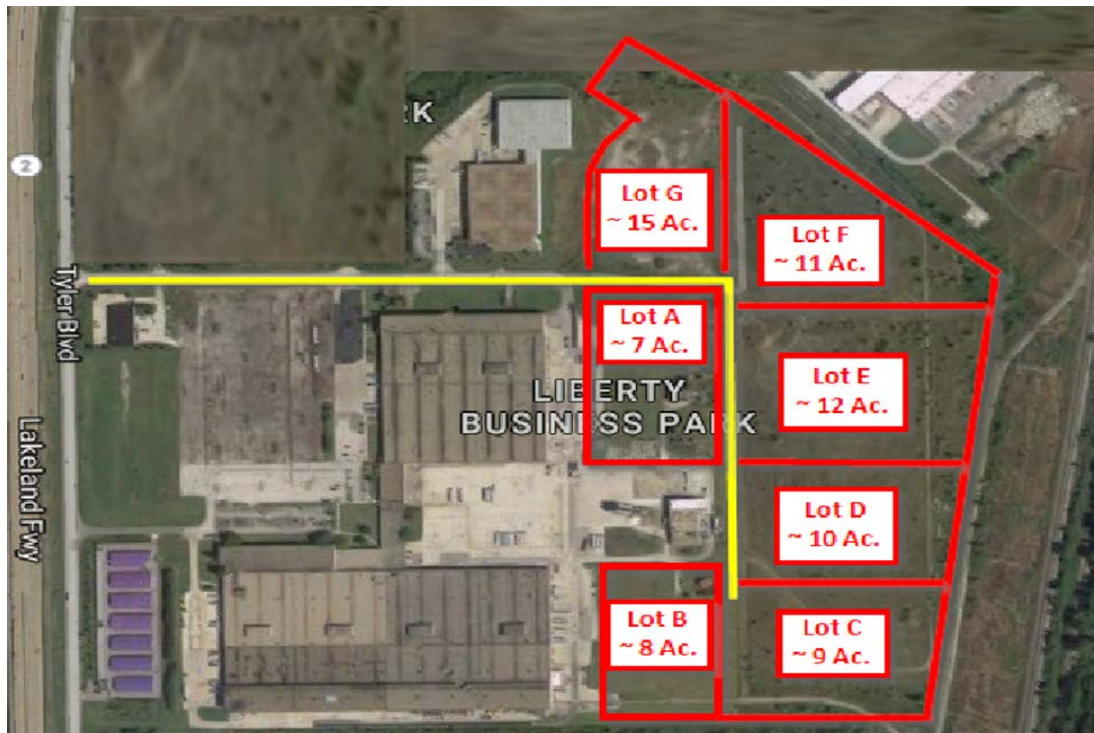




INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT

Mentor Business Park | Mentor, Ohio

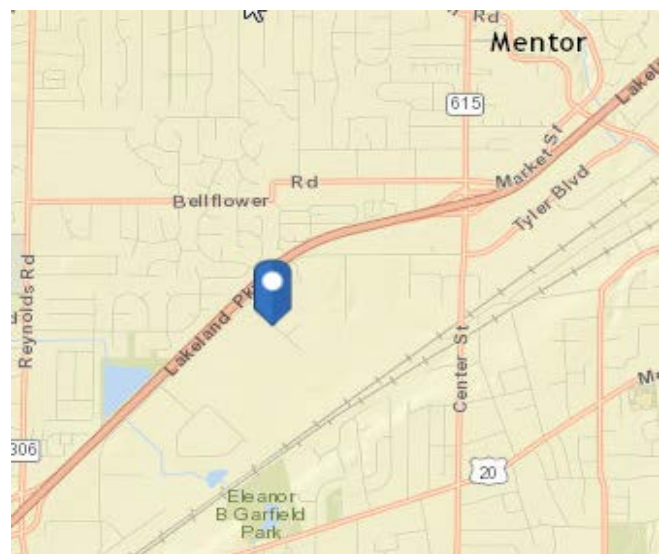


TOTAL ACREAGE / \$65,000 PER ACRE

DIVISIBLE ACREAGE / \$70,000 - \$75,000 PER ACRE

SITE INFORMATION

- Total Available Acreage: ~ 72 Acres
- Zoning: Industrial



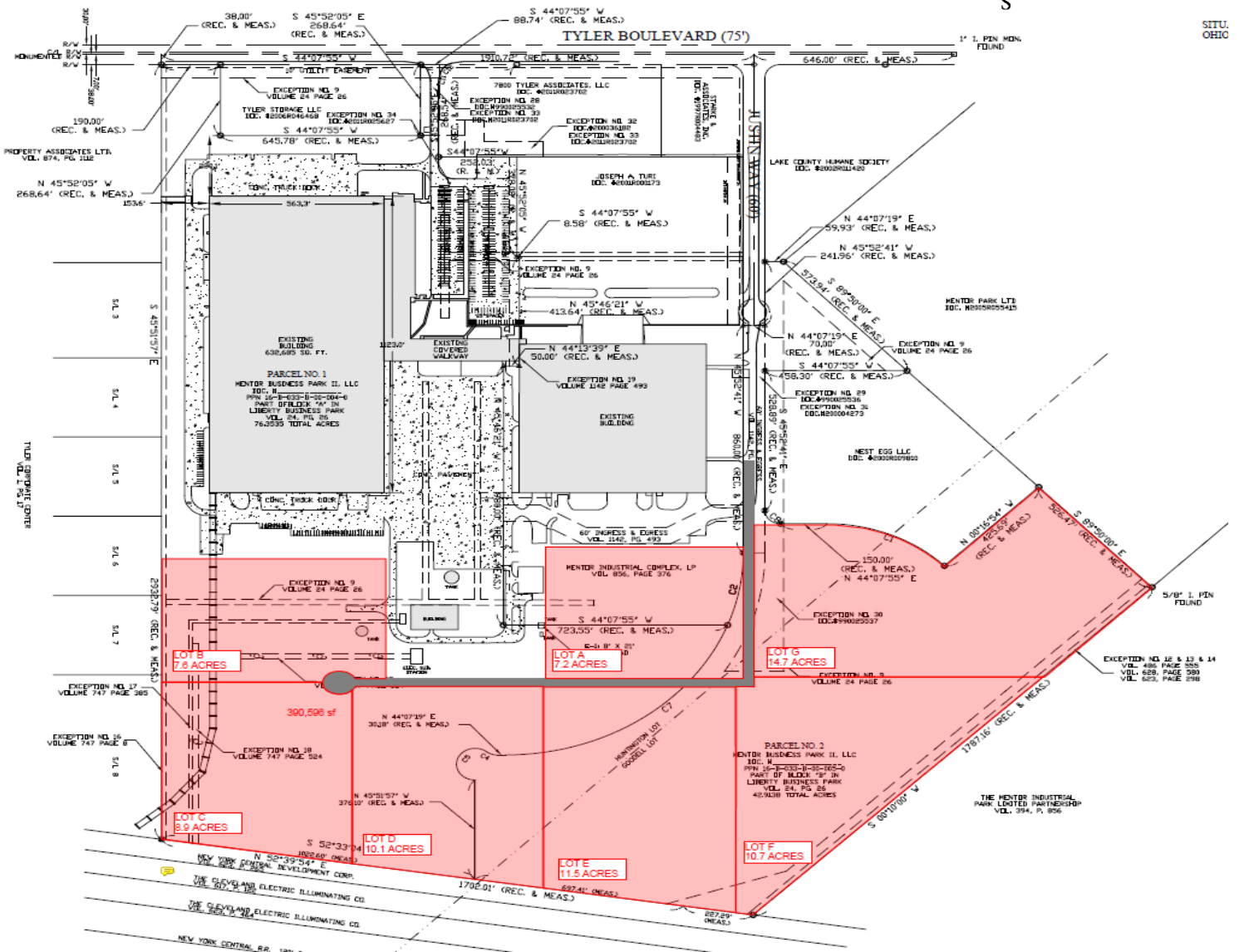
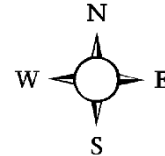
DILLON MCBRIDE / dmcbride@irgra.com / (330) 590-0534
ALEX SCHELL / aschell@irgra.com / (330) 635-4676



INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT

Mentor Business Park | Mentor, Ohio

Developable / Divisible Acreage:



DILLON MCBRIDE / dmcbride@irgra.com / (330) 590-0534
ALEX SCHELL / aschell@irgra.com / (330) 635-4676



INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT

Mentor Business Park | Mentor, Ohio

Location: 72 Acre industrial perfectly situated in the heart of the industrial corridor in Mentor. Direct visibility from Tyler Blvd and OH-2.

Plant Sites:

- Lot A: ~ 7 Acres
- Lot B: ~ 8 Acres
- Lot C: ~ 9 Acres
- Lot D: ~ 10 Acres
- Lot E: ~ 12 Acres
- Lot F: ~ 11 Acres
- Lot G: ~ 15 Acres

Zoning: Industrial

Utilities:

- Internet: ATT or Time Warner Cable
- Gas: Dominion East Ohio
- Electric: Illuminating Company
- Water: Aqua Ohio
- Sewer: Lake County Utilities

City Contacts: Mr. Ronald Traub – Director, Economic & Community Development
Phone: (440) 974-5736
Email: Traub@cityofmentor.com

Approval Process: Mr. Rick Spence – Planning Administrator
Phone: (440) 974-5740
Email: Spence@cityofmentor.com

Mentor Business Climate: https://www.youtube.com/watch?v=ee_RQpAsPTk

All above information subject to change, please confirm.