

**31,745 SF INDUSTRIAL
BUILDING ON 3.67 ACRES**



31,745 SF INDUSTRIAL BUILDING FOR SALE

7770 Division Drive, Mentor, OH 44060

CONTACT:

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31,745 SF INDUSTRIAL BUILDING FOR SALE

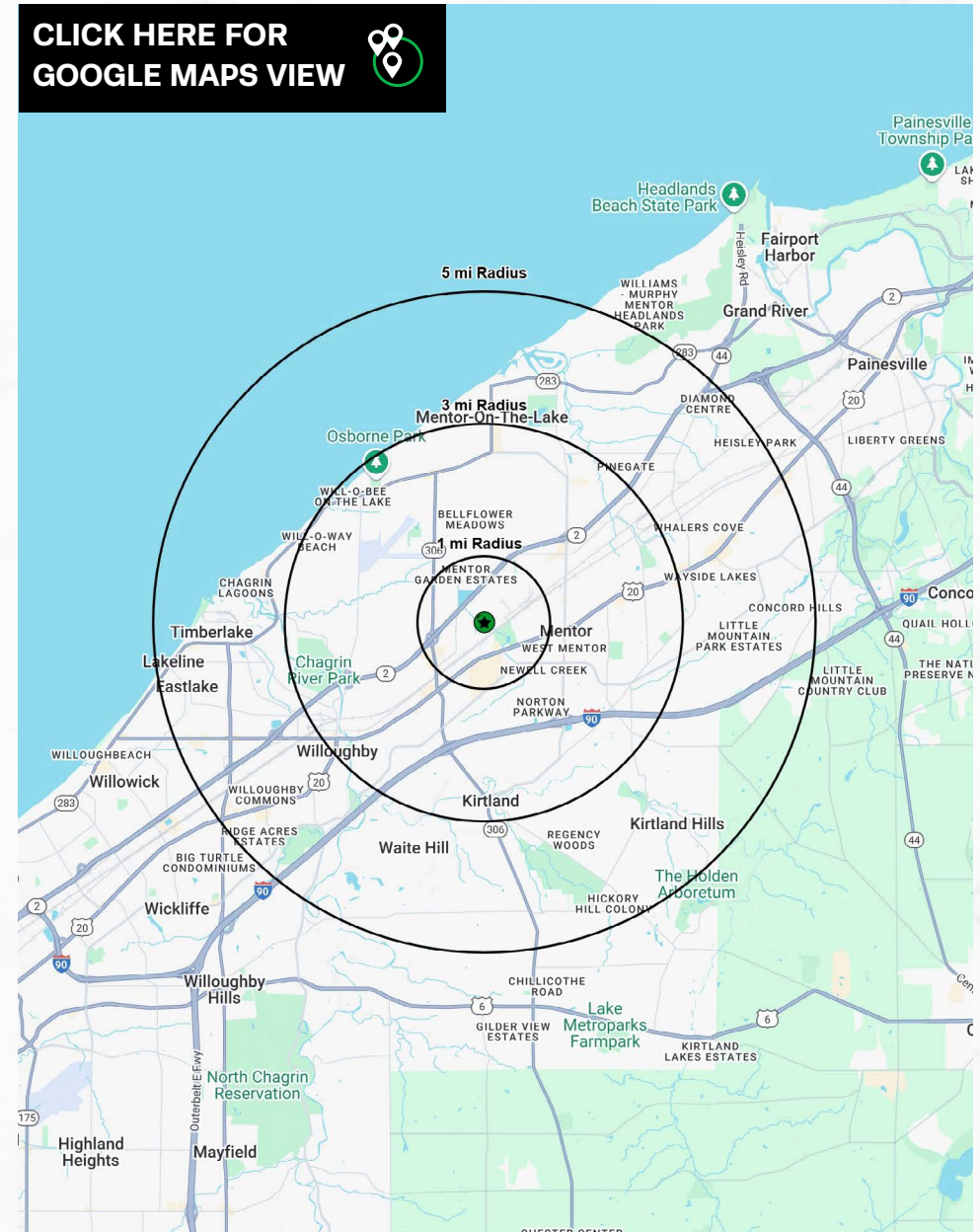
7770 Division Drive, Mentor, OH, 44060

PROPERTY OVERVIEW

PROPERTY SUMMARY

- A very high quality manufacturing property located along Division Drive, Mentor, Ohio. This property is in an industrial park off OH-Route 2 and was built in 1992. The 31,745 SF building sits on a 3.67-acre lot that features a large facade for signage. It has abundant parking with over 140 parking spaces. Within the back parking lot trucks will have the ability to turn around to head outwards towards Division Dr.
- Asking Price \$3,100,000
- 31,745 total SF / 15,738 SF of industrial space / 12,753 of light manufacturing space / 2,774 SF 1st floor office / 480 SF 2nd floor office
- 3.67 Acres of Land
- Taxes \$31,917 per year
- One 12' drive-in door / 2 dock doors
- 12' clear height
- 40' X 40' column spacing
- 10 Hanel Rotomat filing systems to be sold separately

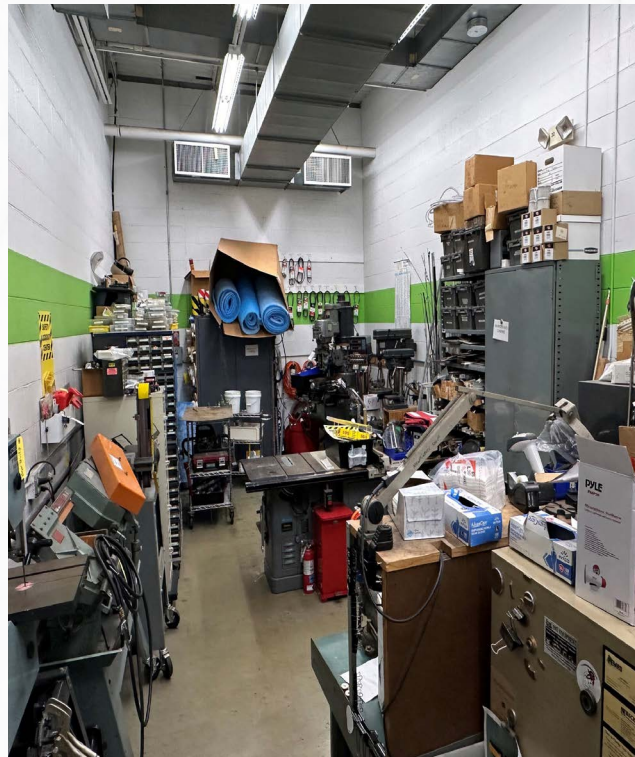
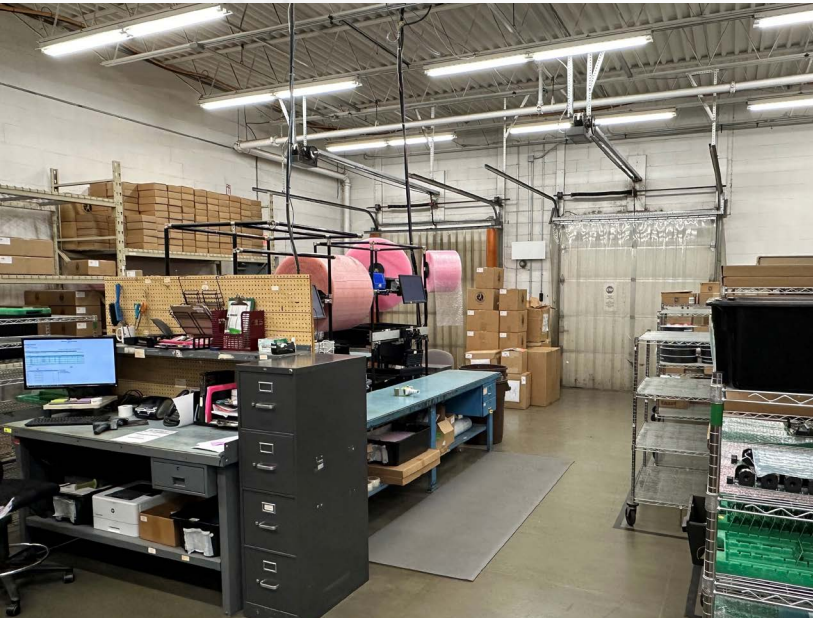
CLICK HERE FOR
GOOGLE MAPS VIEW



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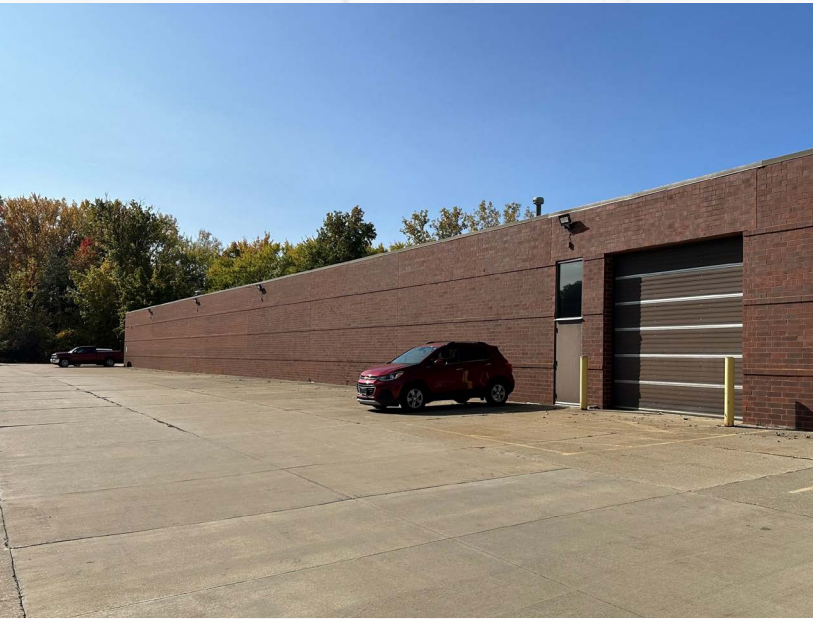
PICTURES



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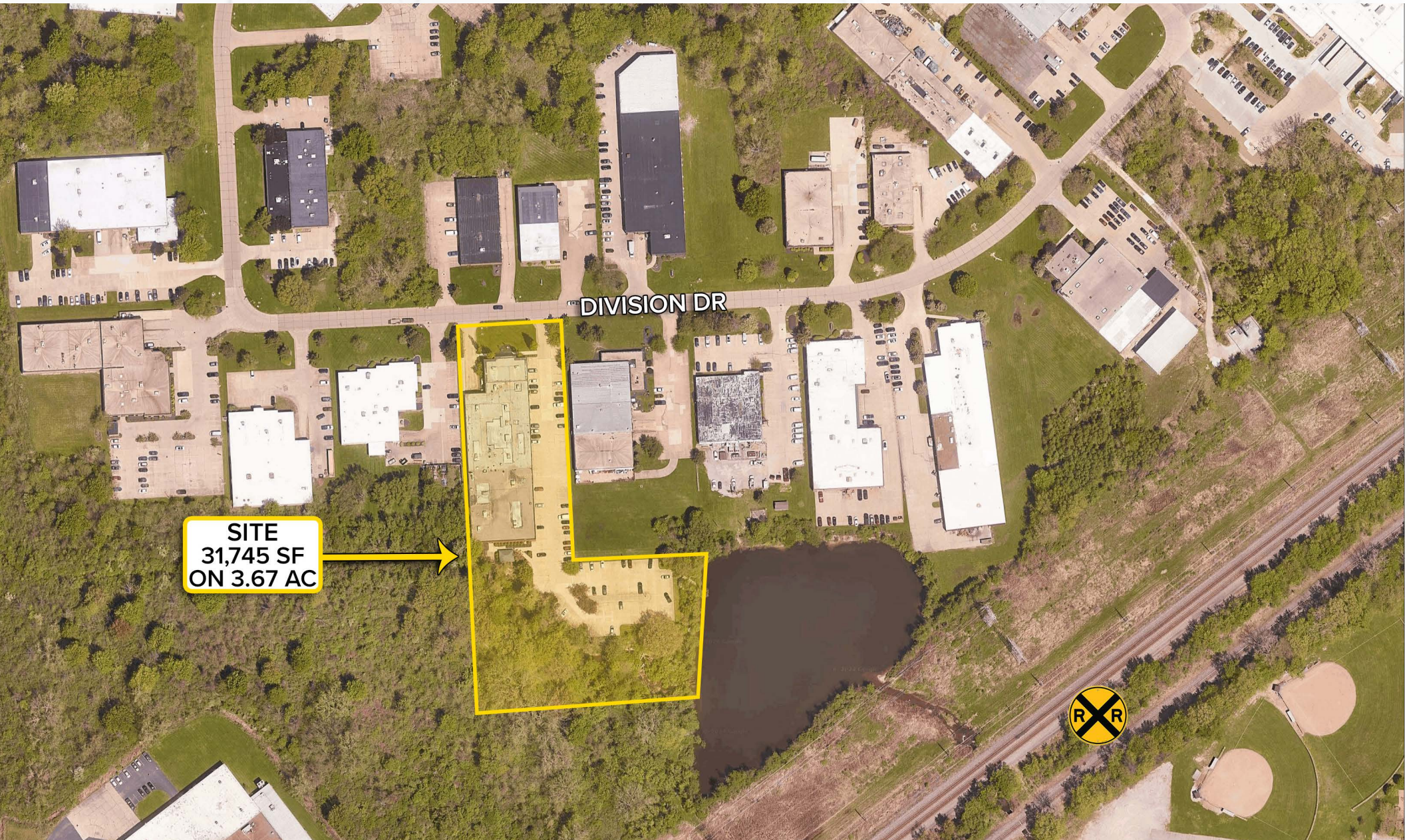
PICTURES



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MICRO AERIAL



SITE
31,745 SF
ON 3.67 AC

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MACRO AERIAL

