

**FOR SALE  
OR LEASE**



## **INDUSTRIAL BUILDING FOR SALE OR LEASE**

**8687 TYLER BLVD, MENTOR, OH 44060**

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8341 Tyler Blvd, Mentor, OH 44060

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 49,540 SF Industrial Building For Sale or Lease
- 4,800 SF of Offices
- 44,740 SF of Warehouse/Production
- 2.73 Acres
- Built in 1998
- 1 Truck Dock
- 4 Drive-In Doors
- 22'-0 Ceiling Height
- Wet Sprinkler System
- 480 V / 3-Phase Power
- Buss Duct
- Fully Air-conditioned
- 3 Cranes (3-5 tons)
- **Offered For Sale: \$4,000,000.00**
- **Offered For Lease: \$6.50 psf NNN**

CLICK HERE FOR  
GOOGLE MAPS VIEW



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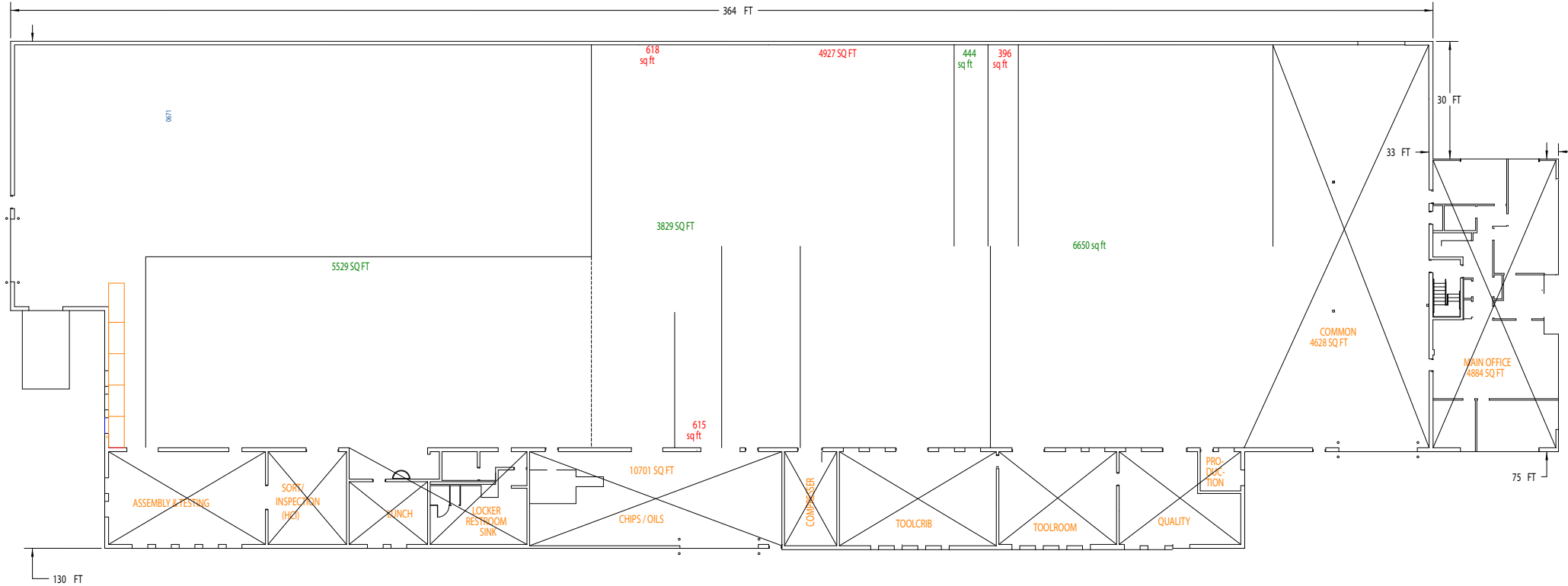
PHOTOS



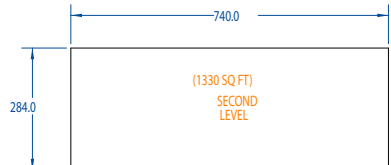
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## SITE PLAN



ARROW MACHINE COMPANY, LTD. = 16,452 SQ FT  
 ARROW MANUFACTURING, LTD. = 6656 SQ FT  
 COMMON AREA = 28,789 SQ FT



ARROW MANUFACTURING, LTD. = 6650 SQ FT

444 SQ FT  
 3829 SQ FT  
 +5529 SQ FT  
 16452 SQ FT

ARROW MANUFACTURING, LTD. = 6656 SQ FT

COMMON AREA = 10701 SQ FT

8576 SQ FT  
 4628 SQ FT  
 +4884 SQ FT  
 28789 SQ FT

OVERALL = 51,897 SQ FT  
 ARROW MANUFACTURING, LTD. = 21,060.5 SQ FT  
 ARROW MACHINE ALLOCATION = 30,846.5 SQ FT

**CONTROL DIMENSION KEY DIMENSION**

PROPRIETARY AND CONFIDENTIAL  
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ARROW MACHINE. ANY REPRODUCTION WITHOUT WRITING OR A NOTICE PERMITTED BY THE WRITING PERMISSION OF ARROW MACHINE IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED:	DRAWN	NAME	DATE
DIMENSIONS ARE IN INCHES			
TOLERANCES:	CHECKED		
ANGULAR ± 1/2°	ENG APPR.		
TWO PLACE DECIMAL ± 0.00	DRG APPR.		
THREE PLACE DECIMAL ± 0.010	QA		
FOUR PLACE DECIMAL ± 0.0005	COMMENTS:		
NO DIMENSIONS ON			
BEARING DIMENSIONS ± 0.005			
REMOVE ALL BURRS			
WELDING:			
WELDING SYMBOLS:			

TITLE:		Customer	Mentor
Rev	PART NO.		Rev

# INDUSTRIAL BUILDING FOR SALE OR LEASE

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MICRO AERIAL



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