

**67,200 SF  
FOR LEASE**



## **INDUSTRIAL FACILITY IN MENTOR**

7350 PRODUCTION DR, MENTOR, OH 44060

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# 67,200 SF INDUSTRIAL FACILITY FOR LEASE

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## PROPERTY OVERVIEW

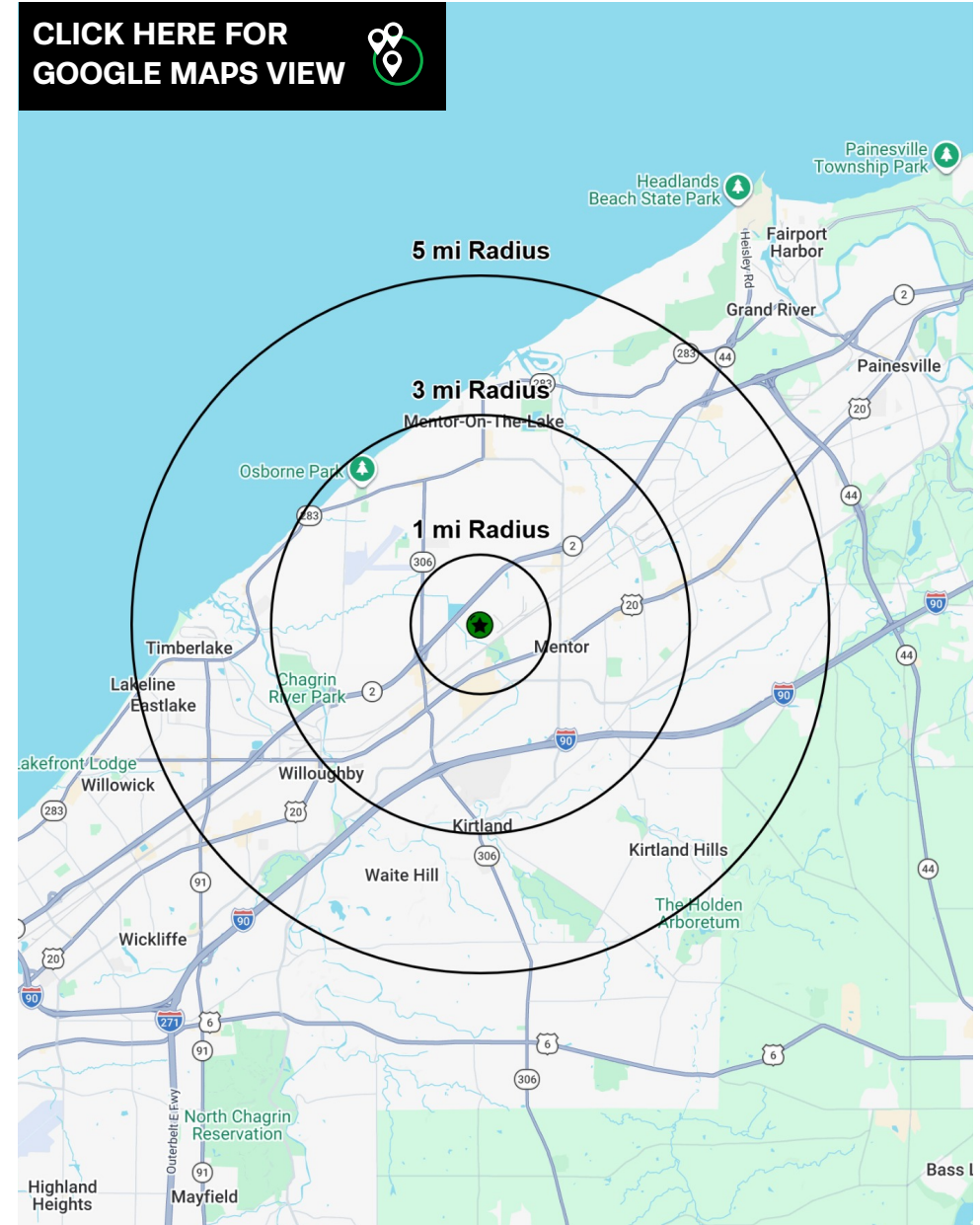
### PROPERTY SUMMARY

- 67,200 SF Light Manufacturing/Warehouse
- 4,375 SF Office Space
- 21' Clear Heights
- 2 Docks, 8 Drive-in Doors
- 60 Parking Spaces
- 480/3P 800 amp Service
- Back-up Generator
- Additional Land for Expansion/Outdoor Storage
- Offered for Lease at \$7.25/SF NNN

### DEMOGRAPHICS

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 4,562     | 55,013    | 104,044   |
| HOUSEHOLDS         | 2,025     | 25,110    | 47,129    |
| AVERAGE HH INCOME  | \$127,711 | \$113,147 | \$116,331 |
| MEDIAN HH INCOME   | \$91,727  | \$88,555  | \$91,333  |
| DAYTIME POPULATION | 13,790    | 50,118    | 86,476    |

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GOOGLE MAPS VIEW



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PHOTOS



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MICRO AERIAL



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