

8001 Moving Way - Justin Way - Tyler Blvd.

50,000 ± SF Manufacturing Warehouse Space For Lease

Mentor, Ohio 44060 (Lake County)

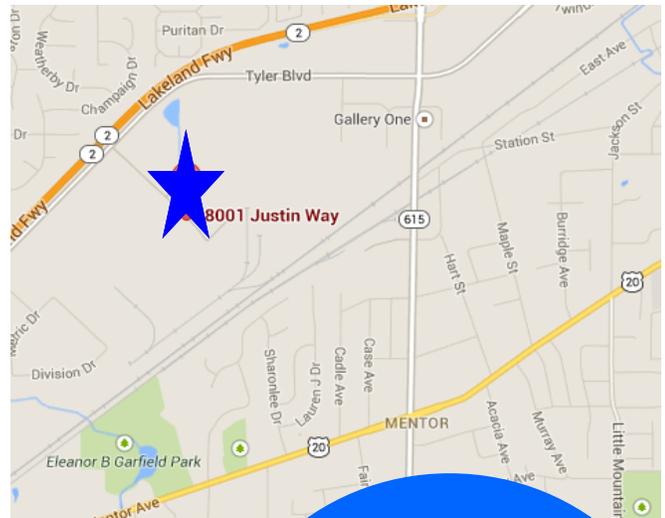


8001 Moving Way - Justin Way - Tyler Blvd.

Property Features:

- 50,000 ± sq. ft. of space
- 34' Ceiling Height - 32' & 26' Clear Height
- 2 Docks 10'x14'
- Large 20'x20' Drive-In Door
"Great for Containers"
- 400 AMP 240 - 3 Phase
- T-8 Lighting
- Air Rotation heat
- Column Spacing
40'x40'
40'x80'
- Easy Access to SR 2 & SR 306 & SR 615 & I-90
- **Economic Incentives Available**
- **Great Warehouse Space**
- **Many More Amenities**

Lease Rate: \$4.50 PSF NNN



**Global Real Estate
Advisors, Inc.**

440.255.5552 x. 221

Neil Sawicki, SIOR, Broker

440.339.8585

Neil@GlobalCommercialRE.com



www.GlobalCommercialRE.com

8585 East Ave. Mentor, Ohio 44060

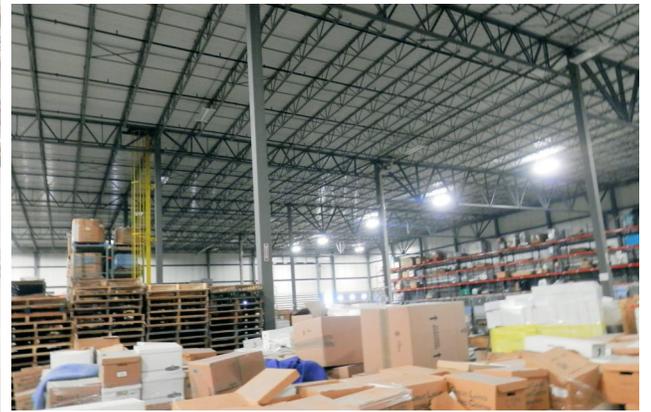
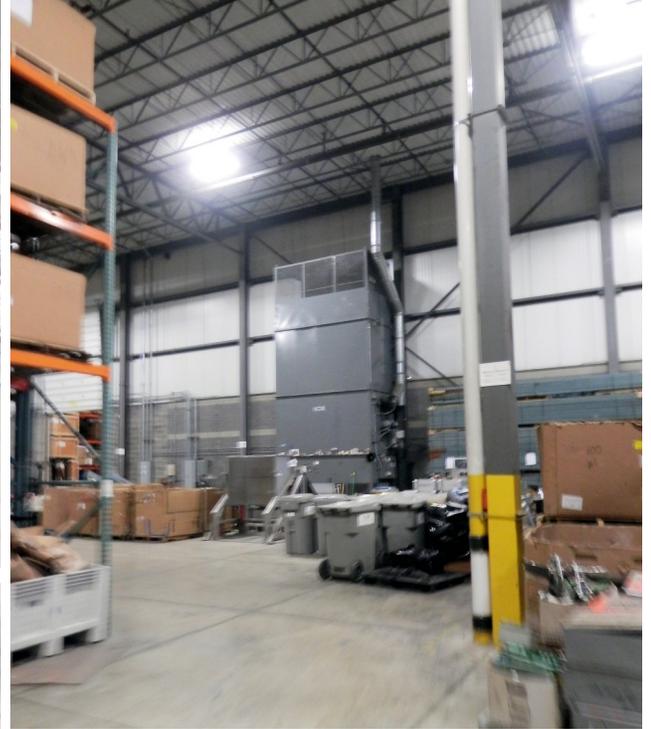
Real Estate Advisors Inc.
BROKER

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8001 Moving Way - Justin Way - Tyler Blvd.

50,000 ± SF Manufacturing Warehouse Space For Lease

Mentor, Ohio 44060 (Lake County)



www.GlobalCommercialRE.com
8585 East Ave. Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate
Advisors, Inc.

440.255.5552 x. 221
Neil Sawicki, SIOR, Broker

440.339.8585
Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

