

8001 Moving Way - Justin Way - Tyler Blvd.

50,000 ± SF Manufacturing Warehouse Space For Lease

Mentor, Ohio 44060 (Lake County)

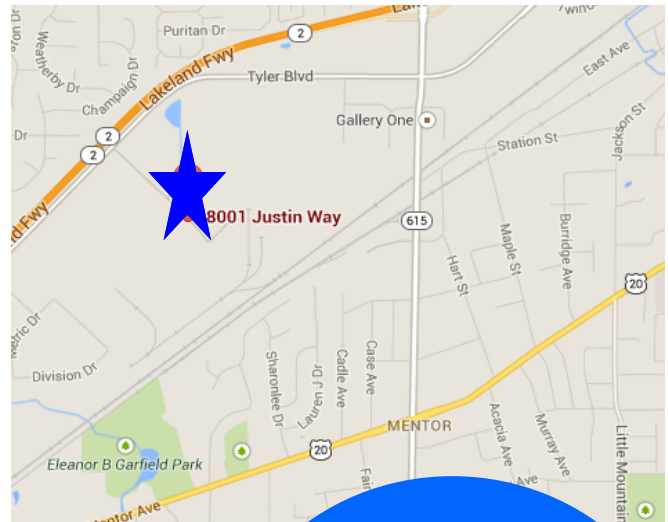


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Property Features:

- 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

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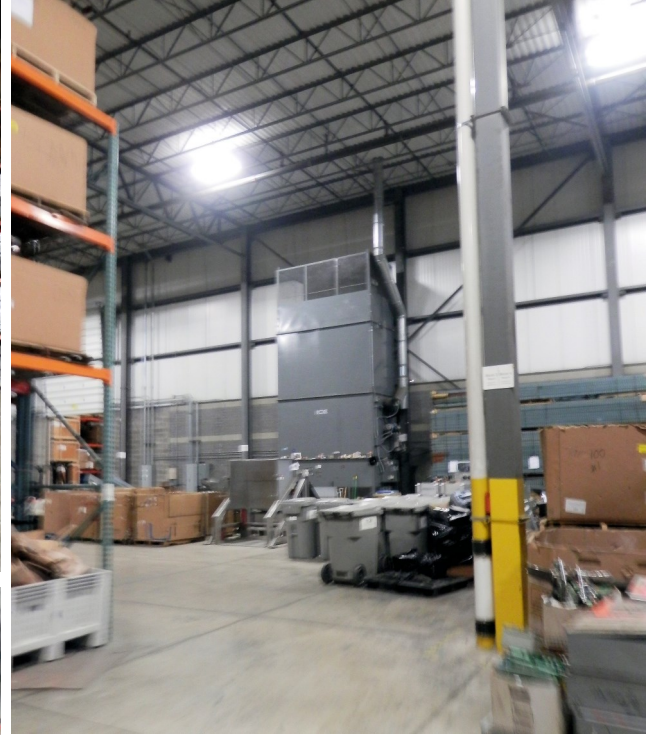
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DOOR SCHEDULE

NO.	TYPE	FINISH	SWELL	WALL	DOOR	FINISH	REMARKS AND NOTES
01	1	1	1	1	1	1	DOOR 1
02	2	2	2	2	2	2	DOOR 2
03	3	3	3	3	3	3	DOOR 3
04	4	4	4	4	4	4	DOOR 4
05	5	5	5	5	5	5	DOOR 5
06	6	6	6	6	6	6	DOOR 6
07	7	7	7	7	7	7	DOOR 7
08	8	8	8	8	8	8	DOOR 8
09	9	9	9	9	9	9	DOOR 9
10	10	10	10	10	10	10	DOOR 10

DOOR FRAMES (A) (B) (C) (D) (E)

DOOR TYPES (1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

HEAD DETAIL (1) (2)

JAMB DETAIL (1) (2)

ROOM FINISH SCHEDULE

NO.	FLOOR	WALLS	CEILING	REMARKS
01	1	1	1	ROOM 1
02	2	2	2	ROOM 2
03	3	3	3	ROOM 3
04	4	4	4	ROOM 4
05	5	5	5	ROOM 5
06	6	6	6	ROOM 6
07	7	7	7	ROOM 7
08	8	8	8	ROOM 8
09	9	9	9	ROOM 9
10	10	10	10	ROOM 10

FINISH SCHEDULE LEGEND

FLOORS:

- F.1 FLOOR FINISH
- F.2 CARPET
- F.3 POLISHED CONCRETE
- F.4 POLISHED CONCRETE WITH POLISHED GROUT
- F.5 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT
- F.6 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- F.7 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- F.8 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- F.9 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- F.10 POLISHED CONCRETE WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT

WALLS:

- W.1 WALL FINISH
- W.2 WALL FINISH WITH POLISHED GROUT
- W.3 WALL FINISH WITH POLISHED GROUT AND POLISHED GROUT
- W.4 WALL FINISH WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- W.5 WALL FINISH WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
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CEILING:

- C.1 CEILING FINISH
- C.2 CEILING FINISH WITH POLISHED GROUT
- C.3 CEILING FINISH WITH POLISHED GROUT AND POLISHED GROUT
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REMARKS:

- R.1 FINISH TO BE AS SHOWN
- R.2 FINISH TO BE AS SHOWN WITH POLISHED GROUT
- R.3 FINISH TO BE AS SHOWN WITH POLISHED GROUT AND POLISHED GROUT
- R.4 FINISH TO BE AS SHOWN WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- R.5 FINISH TO BE AS SHOWN WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
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PAINTING SCHEDULE:

- P.1 PAINT TO BE AS SHOWN
- P.2 PAINT TO BE AS SHOWN WITH POLISHED GROUT
- P.3 PAINT TO BE AS SHOWN WITH POLISHED GROUT AND POLISHED GROUT
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- P.10 PAINT TO BE AS SHOWN WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT

STAIRS:

- S.1 STAIR FINISH
- S.2 STAIR FINISH WITH POLISHED GROUT
- S.3 STAIR FINISH WITH POLISHED GROUT AND POLISHED GROUT
- S.4 STAIR FINISH WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
- S.5 STAIR FINISH WITH POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT AND POLISHED GROUT
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CEILING:

- C.1 CEILING FINISH
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REVISIONS:

- R.1 REVISION 1
- R.2 REVISION 2
- R.3 REVISION 3
- R.4 REVISION 4
- R.5 REVISION 5
- R.6 REVISION 6
- R.7 REVISION 7
- R.8 REVISION 8
- R.9 REVISION 9
- R.10 REVISION 10

CONTAINER STORAGE AREA 10A

RACK STORAGE AREA 10B

TOILET 10C

ACCESS CORRIDOR 10D

TOILET ROOM PLAN

SEE REVISED A#1

*** Measurements are Approximate**

D. E. OSBORN BUILDING CO.
17000 Tyler Boulevard Mentor, Ohio 44060



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SOIL EROSION AND SEDIMENT CONTROL

GENERAL:

- This work shall consist of temporary and permanent control measures as shown on the erosion control plan and shall be installed for the entire site prior to the start of construction.
- Temporary erosion control measures shall be installed as the first step of grading and earth retention.
- Permanent erosion control measures shall be installed as the final step of grading and earth retention.
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EROSION CONTROL MEASURES:

- Installation of sediment control measures shall be completed prior to the start of construction.
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INSPECTION SCHEDULE:

- Inspection of erosion control measures shall be completed prior to the start of construction.
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PREVENTION AND RESTORATION OF ENVIRONMENTAL SENSITIVE AREAS:

- Prevention and restoration of environmental sensitive areas shall be completed prior to the start of construction.
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SWPPP CHECKLIST

General notes to contractor:

- Swamp, floodplain and wetland delineation shall be completed prior to the start of construction.
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