

FOR LEASE

9525 HAMILTON DRIVE

Mentor, Ohio 44060



125,000 SF Speculative Class A Industrial New Construction

MENTOR INNOVATION & TECHNOLOGY PARK

New Road to be
Completed in July 2022.
Available Q2 2023

Projected
Developed by:



SOMMERS
DEVELOPMENT GROUP



PROPERTY FEATURES



125,000 SF

TOTAL BUILDING SIZE

10.00 ACRES

TOTAL SITE SIZE

Utilities at Site

- 6" - 8" sanitary sewer
- 2" domestic water line
- 8" fire water line
- 2" gas service
- 4" conduit for electrical service
- 4" conduit from street to telephone panel

PROPERTY SPECIFICATIONS

SF AVAILABLE	125,000 SF (250' W x 500' L)
YEAR BUILT	Q2 2023
CONSTRUCTION	Tilt-up 8" thick panels
ROOF	EPDM
FLOOR	7" - 4000 PSI reinforced concrete floor slab with Ashford finish
HEAT	Cambridge Unit Heaters
LIGHTING	LED with 35' Candle
SPRINKLERED	ESFR
DOCKS	Fourteen (14) 9'x10' doors with seals and 35,000 lb mechanical levelers
DRIVE-IN DOORS	Two (2) 12'x14'
CEILING HEIGHT	32' - 34'
PARKING	134 spaces (with additional land banked)
POWER	1200A/480V/3P
COLUMN SPACING	50' x 50'

PROPERTY DEMOGRAPHICS AND COMMUTE TIMES



104,475

Population
(2021 | 5 Mile)



42.2

Median Age
(2021 | 5 Mile)



43,475

Households
(2021 | 5 Mile)

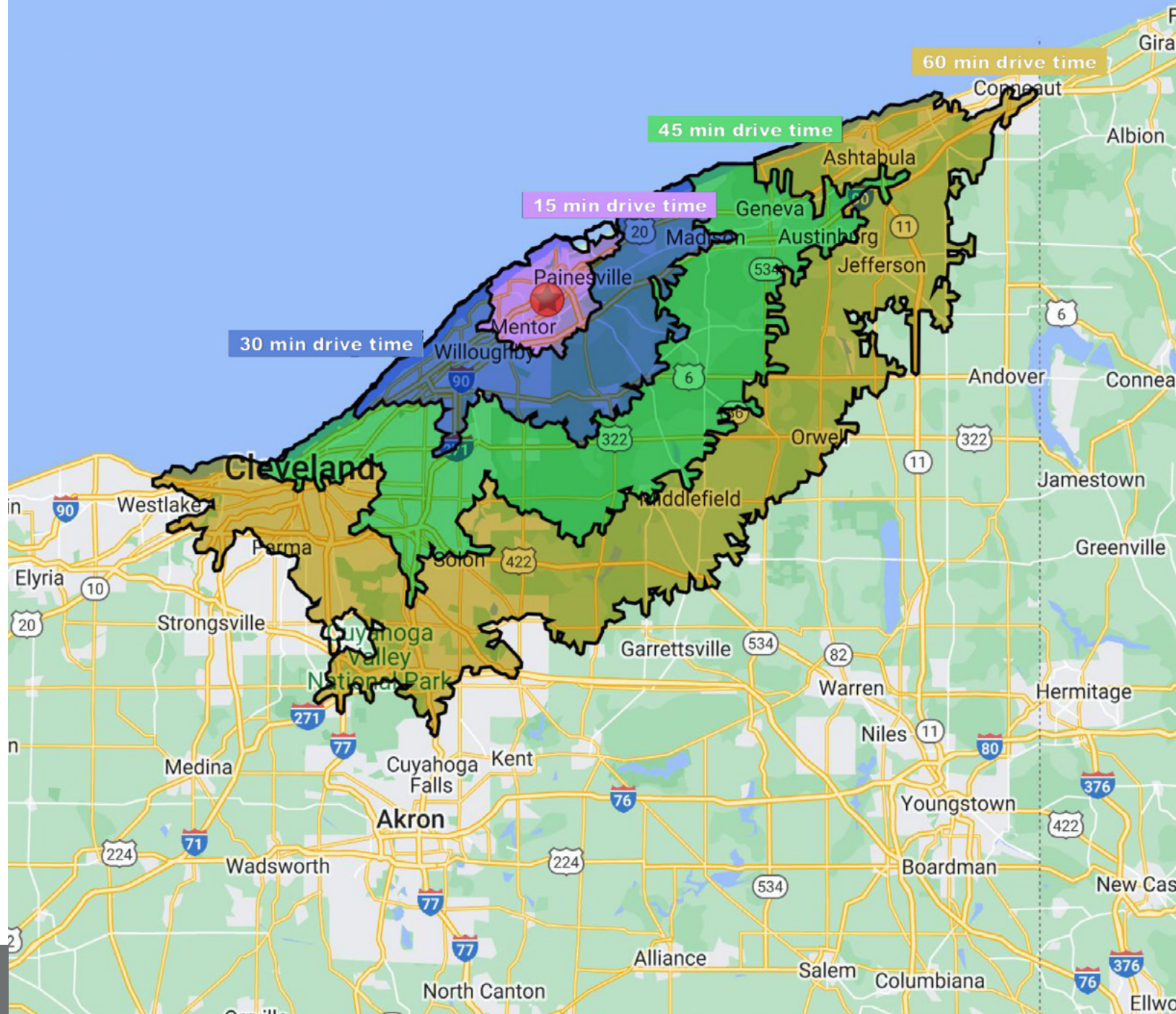
\$86,360

Average
Household Income
(2021 | 5 Mile)

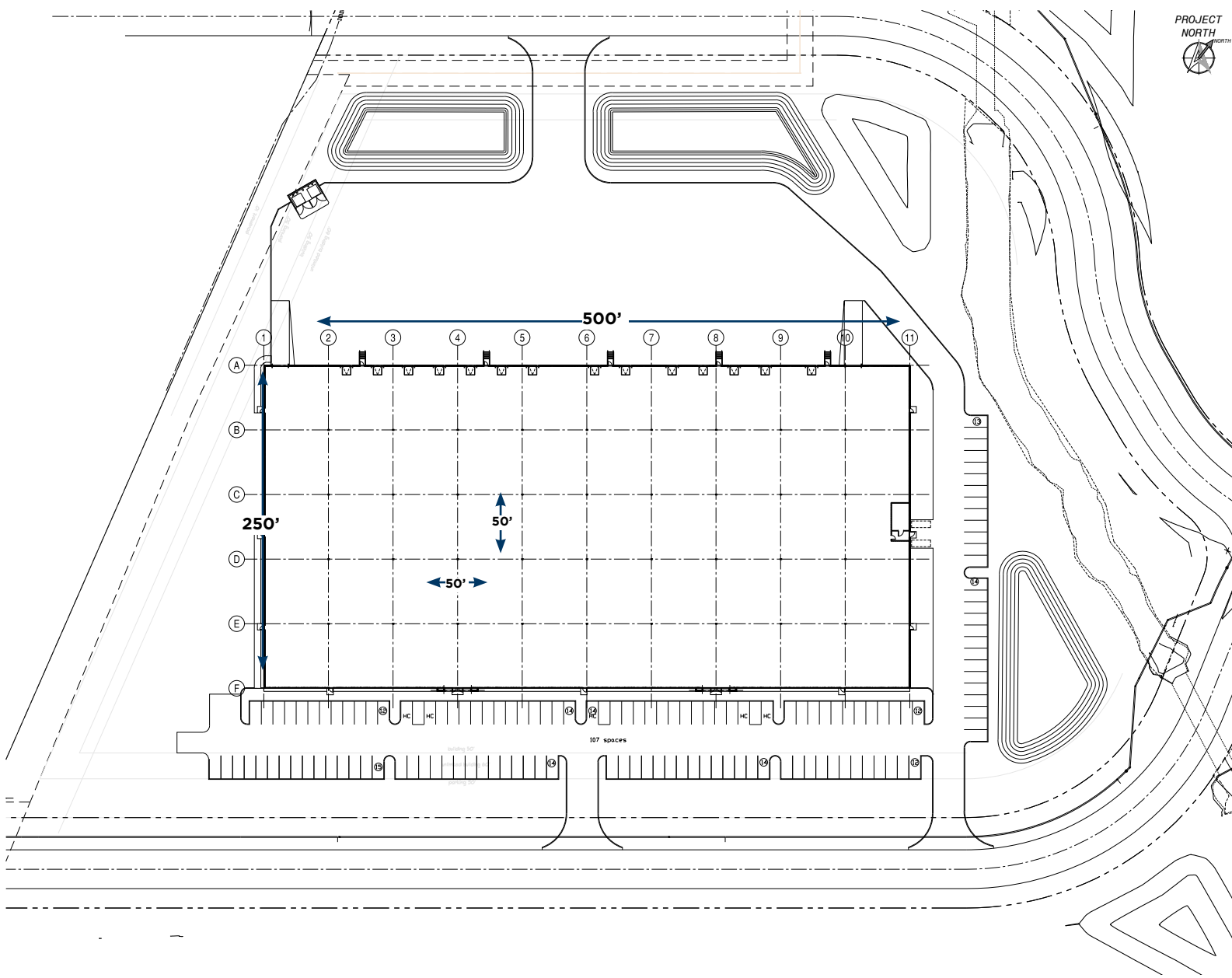


\$182,669

Median Owner
Home Value
(2021 | 5 Mile)

[View Full Demographics](#)

PROPERTY SITE PLAN



PROJECT NORTH

FMC architects

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**Mentor Ind Dev
Spec Building**
ASDFADS

- ☐ Design
- ☐ Approval
- ☐ Permit
- ☐ Bid
- ☐ Construction

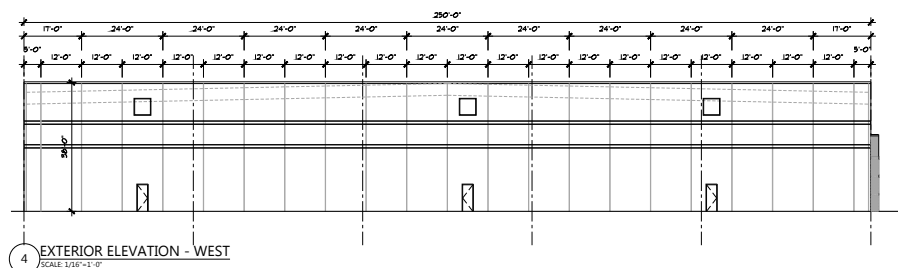
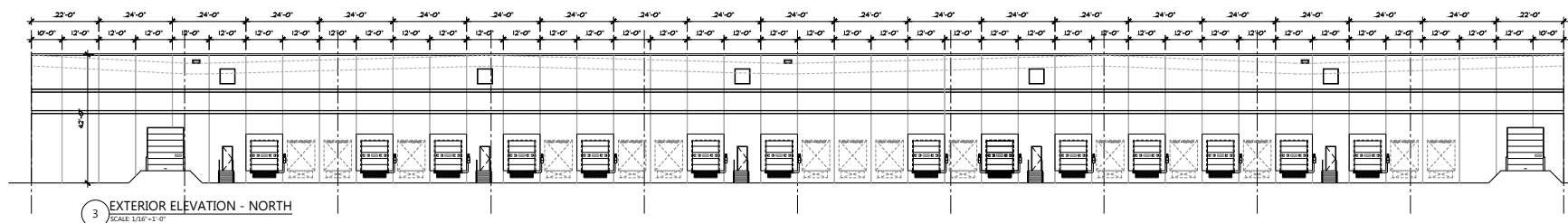
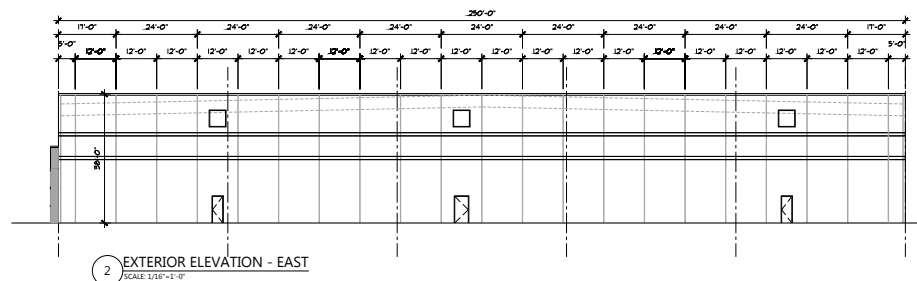
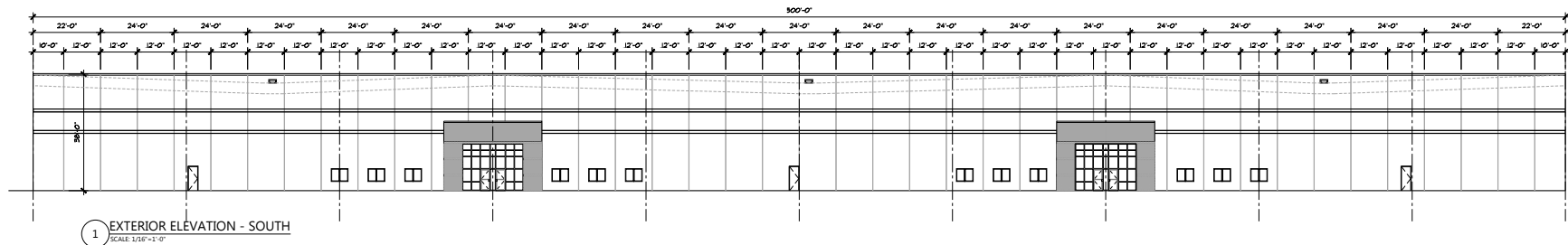
Revisions:
No. Date/Description

Project No. 22
Drawn By: FMC
Checked By: FMC

Sheet Title:
**FLOOR PLAN -
ENTIRE FACILITY**

Sheet No:
A1.01

PROPERTY ELEVATION DRAWING



Architect Stamp:

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Revisions:

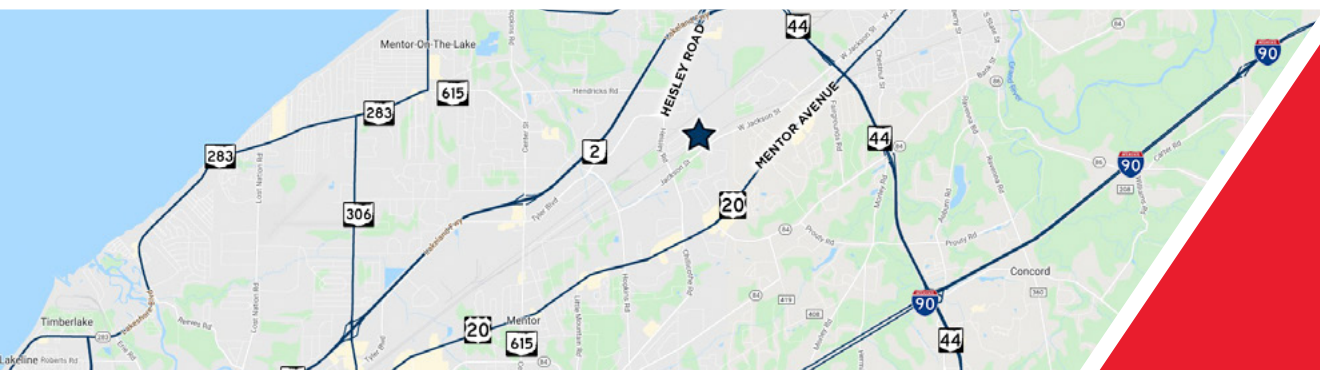
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Project No.	22
Drawn By:	FMC
Checked By:	FMC

Sheet Title:
EXTERIOR
ELEVATIONS

Sheet No: **A4.01**

PROPERTY AERIAL MAP



Easy access
to SR 2, SR 44
and I-90

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