

Speculative Development - Hamilton Industrial Park

For Lease | 9500 Hamilton Drive, Mentor, Ohio 44060



Goodman
Air Conditioning & Heating

irby
& Sonnet Company

54 AC Additional Development Land

CUSHMAN & WAKEFIELD

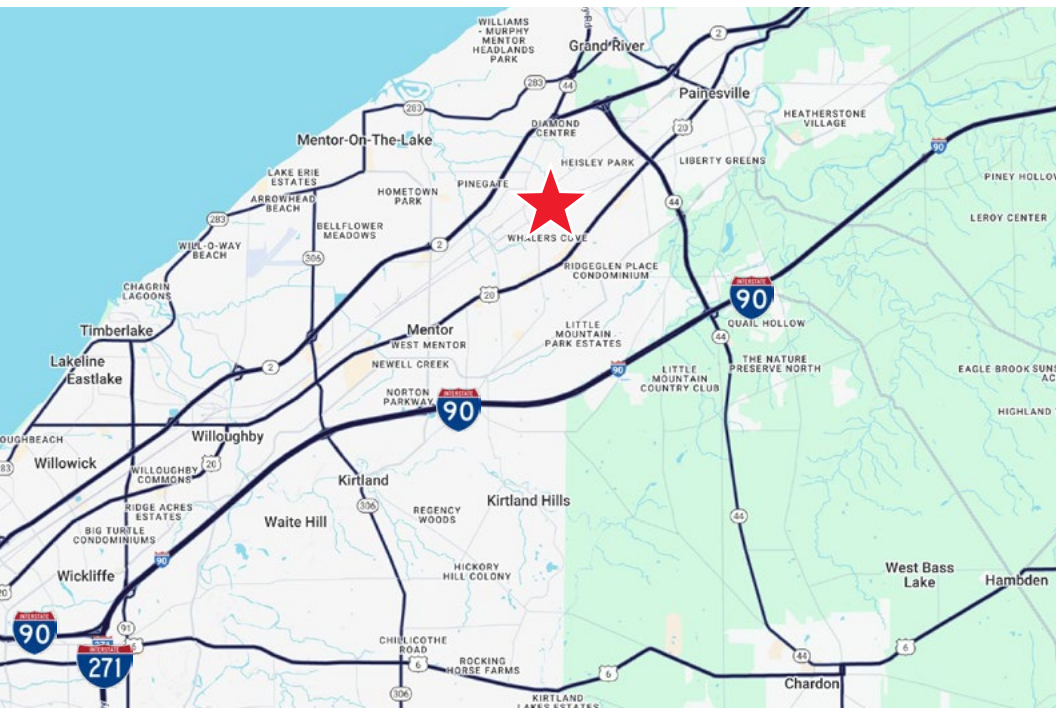
CRESCO
Real Estate

Available for Lease

9500 Hamilton Drive

Total Building Size	158,170 SF
Total Space Available	120,670 SF
Total Site Size	11.5 Acres
Divisible to	36,000 SF
Office Space	Build-To Suit
Parking Spaces	140
Clear Height	32'
Column Spacing	50'x50' ; 50'x60'
Docks	Nineteen (19) 9'x10'
Drive-In Doors	Three (3) 12'x14'
Sprinkler System	ESFR
Power	1200A/480V/3-Phase

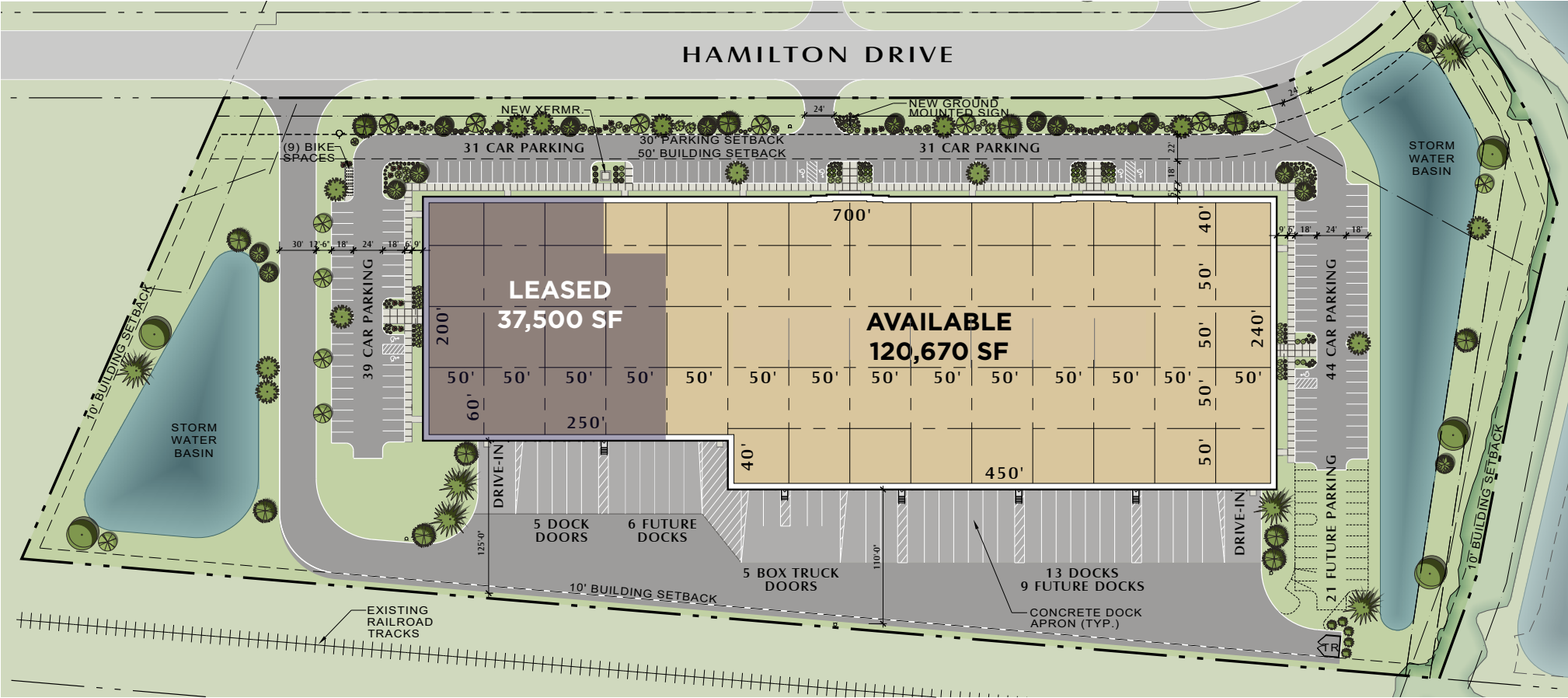
100% Real Estate Tax Abatement For Five (5) Years in Place



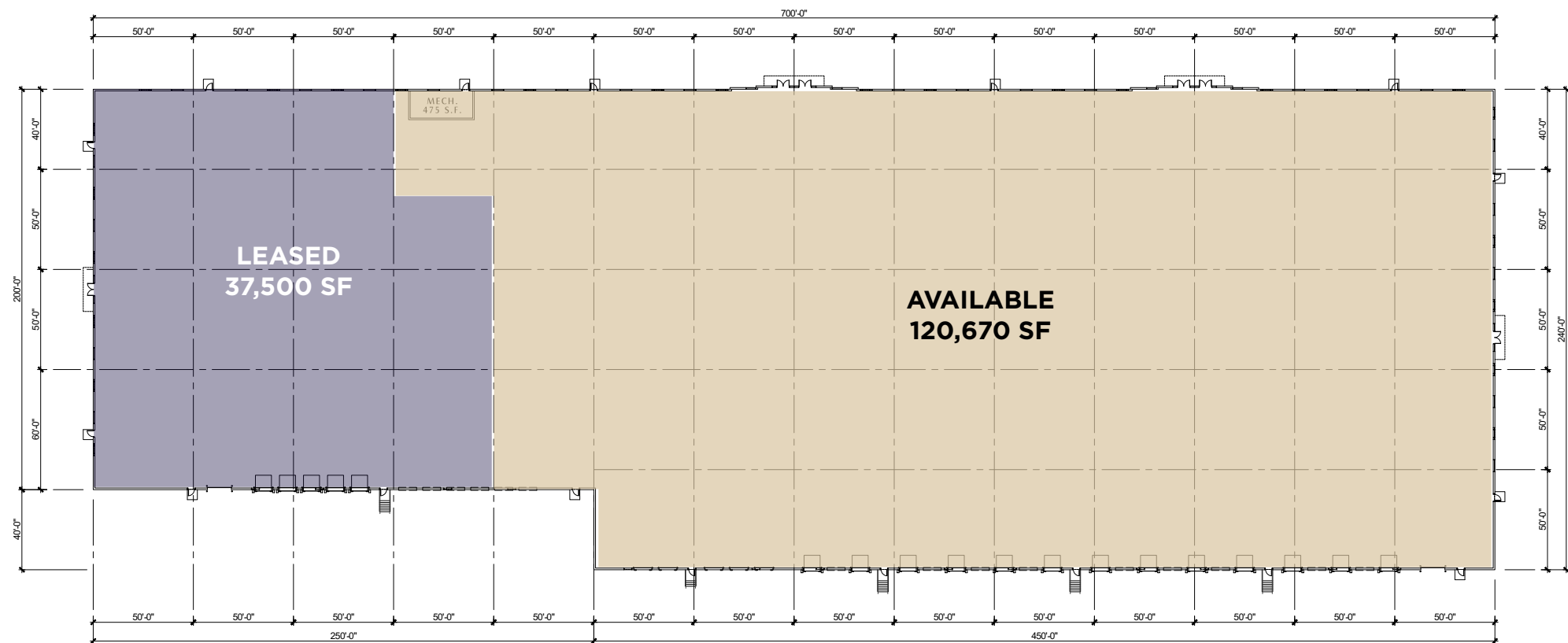
Utilities at Site

- 6 - 8 inch diameter Sanitary sewer
- 2 inch diameter Domestic water line
- 8 inch diameter Fire water line
- 2 PSI Gas Pipe Gas line (Dominion Energy)
- 4 inch diameter Conduit for electrical service
- 4 inch diameter Conduit from street to telephone panel

Site Plan



Floor Plan



PRELIMINARY FLOOR PLAN

SCALE: 1" = 25'-0" 0 25'



Elevations



105,248

Population
(2025 | 5 Mile)

43.8

Median Age
(2025 | 5 Mile)

44,941

Households
(2025 | 5 Mile)

\$114,161

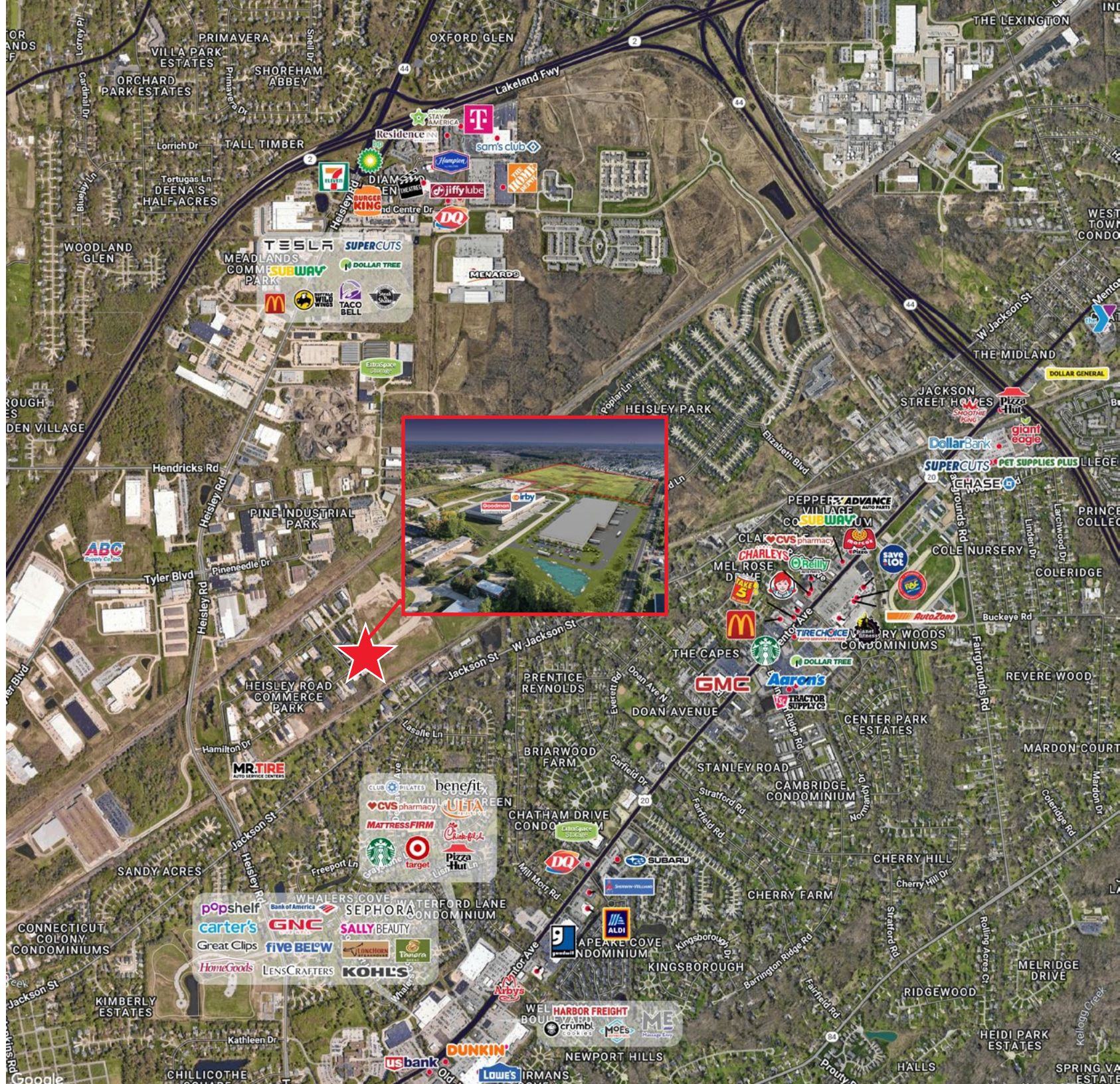
Household Income
(2025 | 5 Mile)

3,861

Total Businesses
(2025 | 5 Mile)

45,362

Total Employees
(2025 | 5 Mile)



**9500 HAMILTON DRIVE
MENTOR, OHIO 44060**

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