

Speculative Development - Hamilton Industrial Park

For Lease | 9600 Hamilton Drive, Mentor, Ohio 44060



Goodman
Air Conditioning & Heating

irby
A Bonaparte Company

54 AC Additional Development Land

PROPOSED
BUILDING
134,000 S.F.

PARKING
(77 SPACES)

TRUCK DRIVE

STORM
WATER
BASIN

FUTURE
DOCKS (12)
DRIVE-UPS (4)

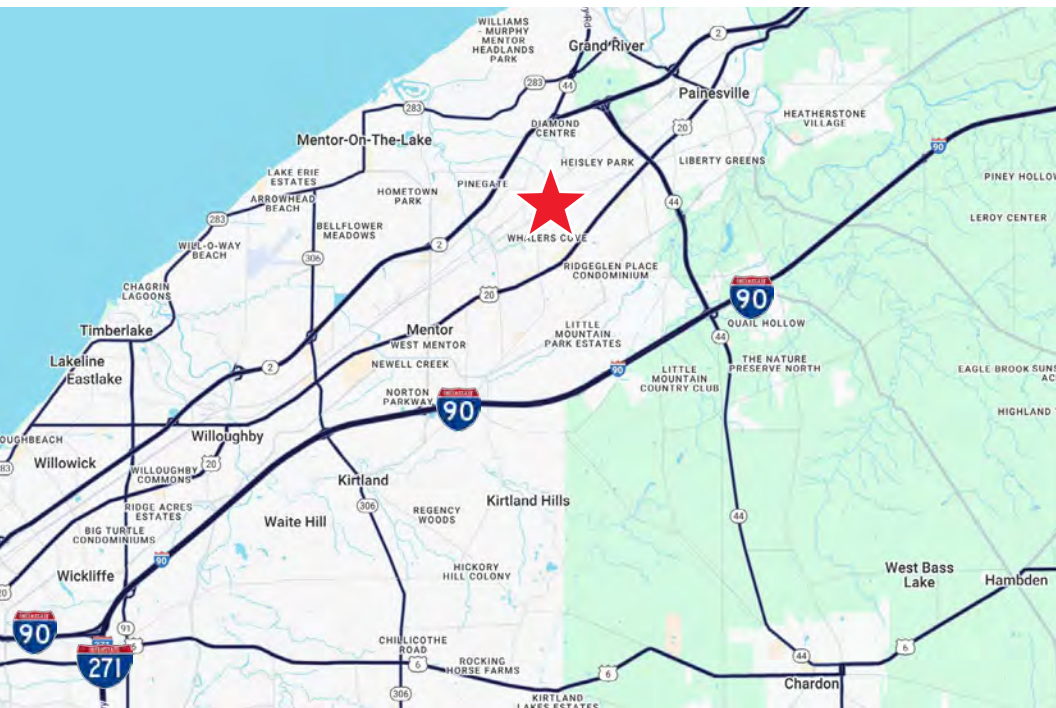
FUTURE
DOCKS (10)
DRIVE-UPS (4)

CUSHMAN & WAKEFIELD

CRESCO
Real Estate

9600 Hamilton Drive

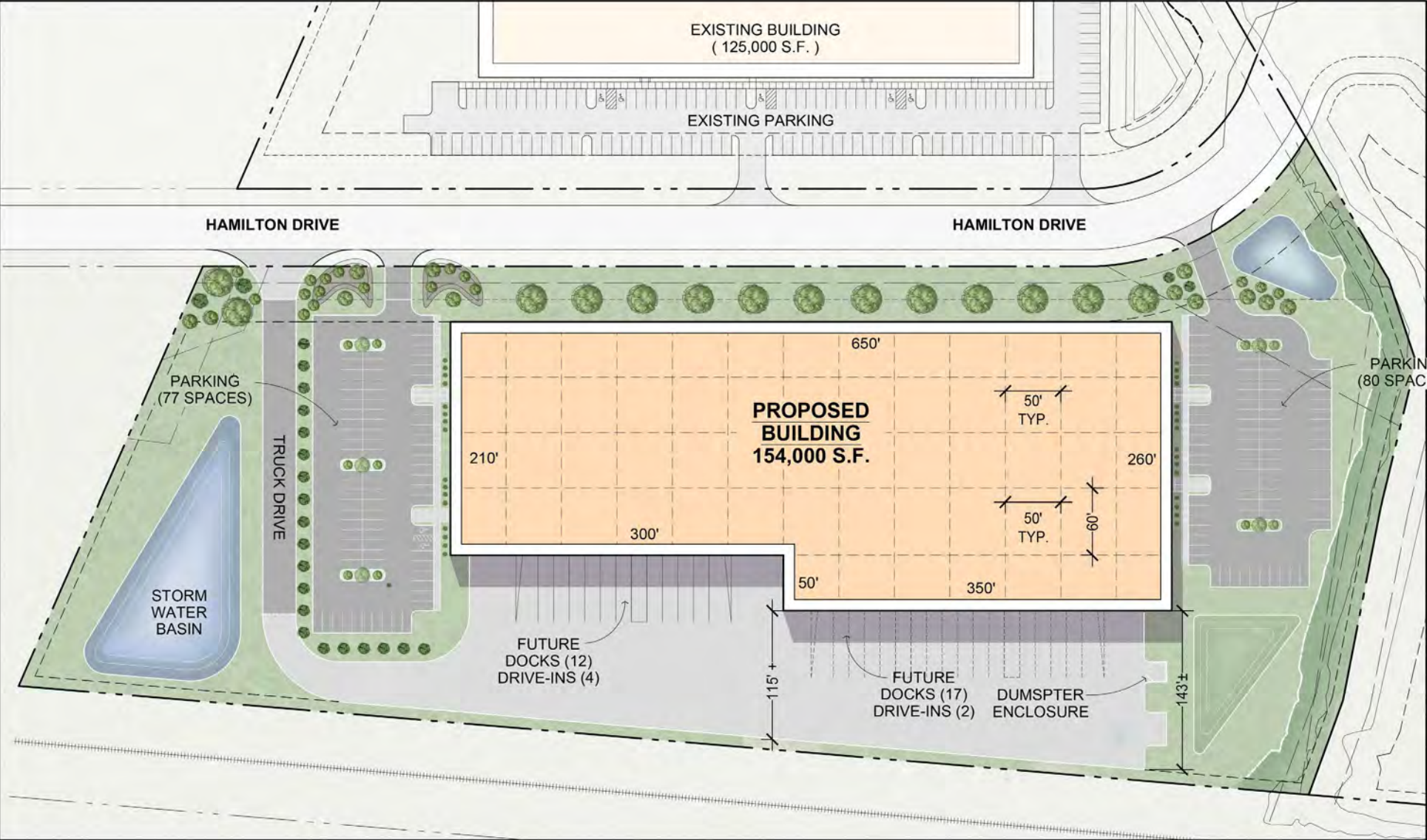
Total Space Available	154,000 SF
Total Site Size	10 Acres
Divisible to	40,000 SF
Office Space	Build-To Suit
Parking Spaces	157
Clear Height	32'
Column Spacing	50'x50' ; 50'x60'
Docks	Twenty-Nine (29) 9'x10'
Drive-In Doors	Six (6) 12'x14'
Power	1200A/480V/3-Phase
Lease Rate	\$8.25/SF NNN Estimated NNN = \$1.00/SF



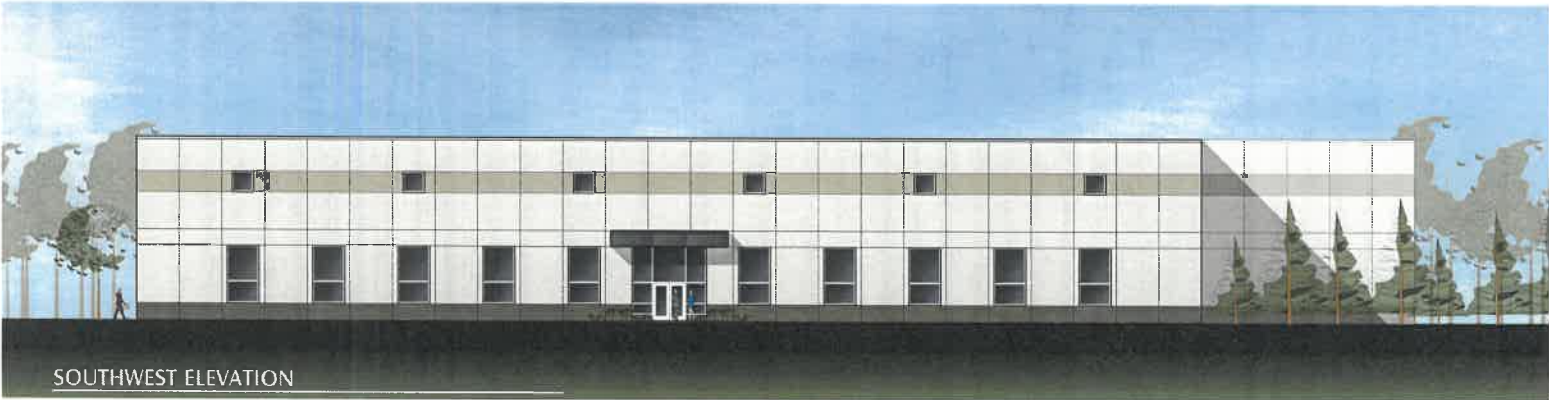
Utilities at Site

- 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



Elevations



105,248

Population
(2025 | 5 Mile)

43.8

Median Age
(2025 | 5 Mile)

44,941

Households
(2025 | 5 Mile)

\$114,161

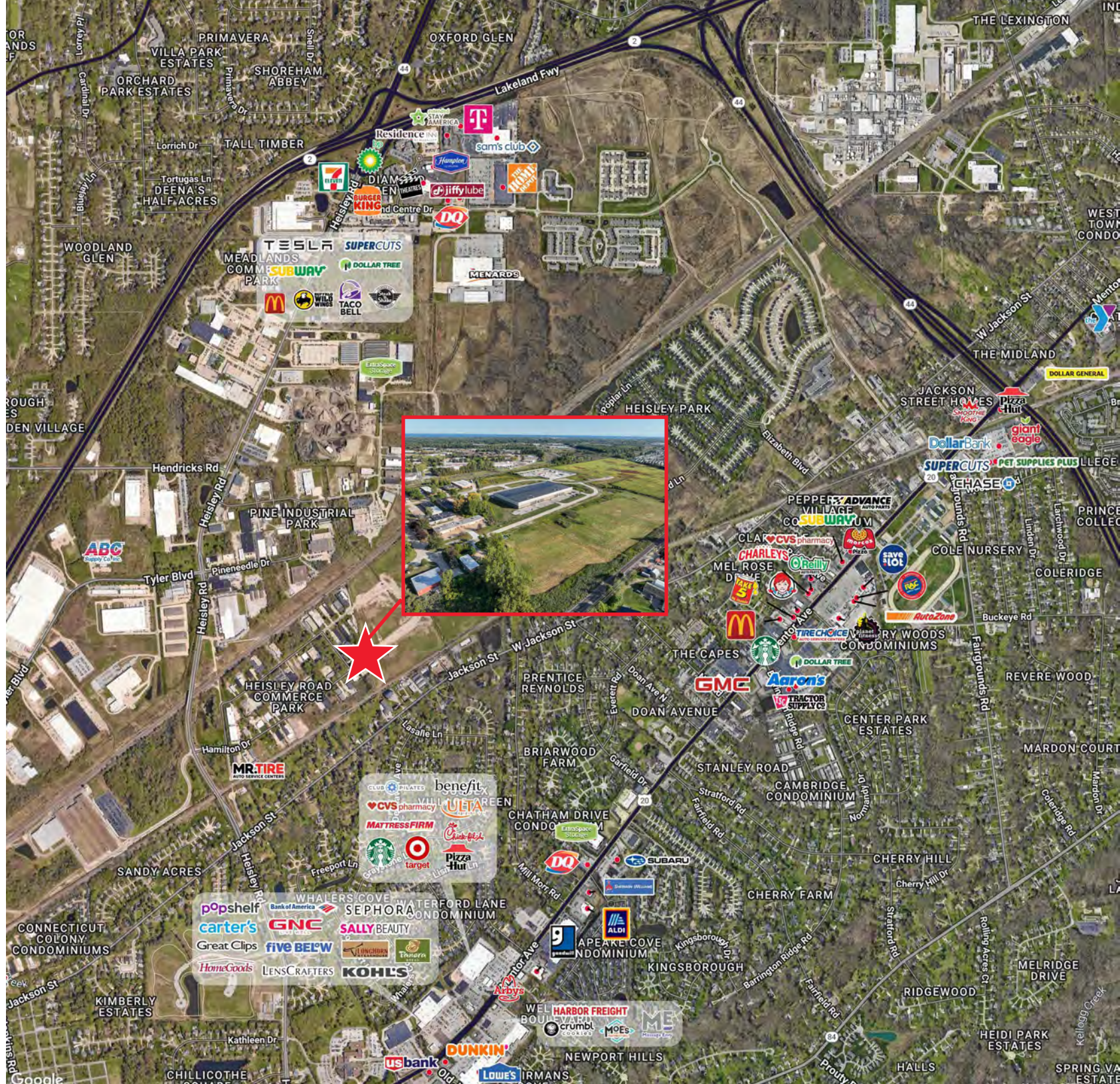
Household Income
(2025 | 5 Mile)

3,861

Total Businesses
(2025 | 5 Mile)

45,362

Total Employees
(2025 | 5 Mile)



9600 HAMILTON DRIVE MENTOR, OHIO 44060

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