flexible spaces
all the right places...

"Flexible Spaces in All the Right Places" is what Fogg had in mind when designing their large portfolio of office, industrial and office/warehouse (flex) properties. Strategically located near major freeways in northeast Ohio, Fogg's properties offer flexible floor plans, truck access and lease terms, as well as expansion opportunities for their growing customers.

Conveniently located mid-way between downtown Cleveland and downtown Akron, our properties in the upscale community of Brecksville, Ohio are located along I-77, just off the Ohio Turnpike (I-80). This building provides excellent office and warehouse space designed to be modified to fit the needs of each tenant.

"I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with."
- E & R Industrial

FOGG
CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

6625 West Snowville Road

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.

FOGG CORPORATE PROPERTIES

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LOCATION & ACCESS

- 4.6 acre site on West Snowville Road in Brecksville, Ohio
- One (1) mile from the Ohio Turnpike; I-77 northbound ramp at Miller Road and the southbound ramp at Brecksville Rd. (Route 21)
- Centrally located between Cleveland and Akron

PROPERTY DATA

• Office:	14,771 SF
• Warehouse:	1,202 SF
• Total:	15,973 SF

EAVE HEIGHT

- 20'

COLUMN SPACING

- 25' x 40'

TRUCK ACCESS / DOORS

- Truck docks with insulated metal industrial doors
- Drive-ins with insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

ROOF

- Insulated metal panel, 2" standing seam

FLOOR

- Reinforced concrete

LIGHTING

- T-8 bulbs with electronic start ballasts

SPRINKLER SYSTEMS

- Wet / Ordinary hazard
- Halon system within the computer room

EXTERIOR WALLS

- Office: masonry and insulated metal panels
- Warehouse: insulated metal panels

INTERIOR WAREHOUSE WALLS

- Metal liner panel
- 8" concrete block
- Metal studs and drywall with 3" fiberglass batt insulation

HVAC

- Office: Boiler system provides radiant heat and an air handler provides cooling throughout office; The exterior masonry office has two roof top gas-fired furnaces and electric air conditioning (Heating: 68°F temperature difference at 0°F outside and Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: gas-fired unit heaters (Heating: 60°F temperature difference at 0°F outside).

OFFICE AREAS

- Partitions: 1/2" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid system
- Floor: commercial grade carpet or vinyl tile
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: solid core birch doors
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories

PARKING & DRIVES

- Automobile Parking: concrete
- Truck Drives / Ramps: concrete drives, entrance ramps and docks

UTILITIES

- Electric: The Illuminating Co. (120/208 Volt, 800 Amp, 3 phase, 4 wire service)
- Gas: Dominion East Ohio
- Telephone: AT&T (Two T-1 lines and fiber optic available)
- Water: City of Cleveland (main - 16")
- Sanitary & Storm Sewer: City of Cleveland

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The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

FOR LEASE

15,973 Sq. Ft. Freestanding Building Office - Warehouse

6625 West Snowville Road, Brecksville, Ohio

Individual Space Specifications

Fogg-Brecksville Development

Office Area:	14,771 SF
Warehouse Area:	1,202 SF
Total Area:	15,973 SF
Drive-in Doors:	One (1) 12' x 14' overhead door
Truck Docks:	Two (2) 8' x 10' overhead doors with levelers
Eave Height:	20'
Electricity:	208/120 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: • Energy efficient (50% less consumption than traditional T12 lighting) • Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet / ordinary hazard and Halon System within the computer room
Estimated Operating Costs:	$3.10/SF/YR based upon budget expenses for 2019.

Operating Cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as fire sprinkler maintenance, backflow prevention test and exterior lighting. Tenant is responsible for snowplowing and landscaping and these costs are not included in the above estimate.

FOGG CORPORATE PROPERTIES

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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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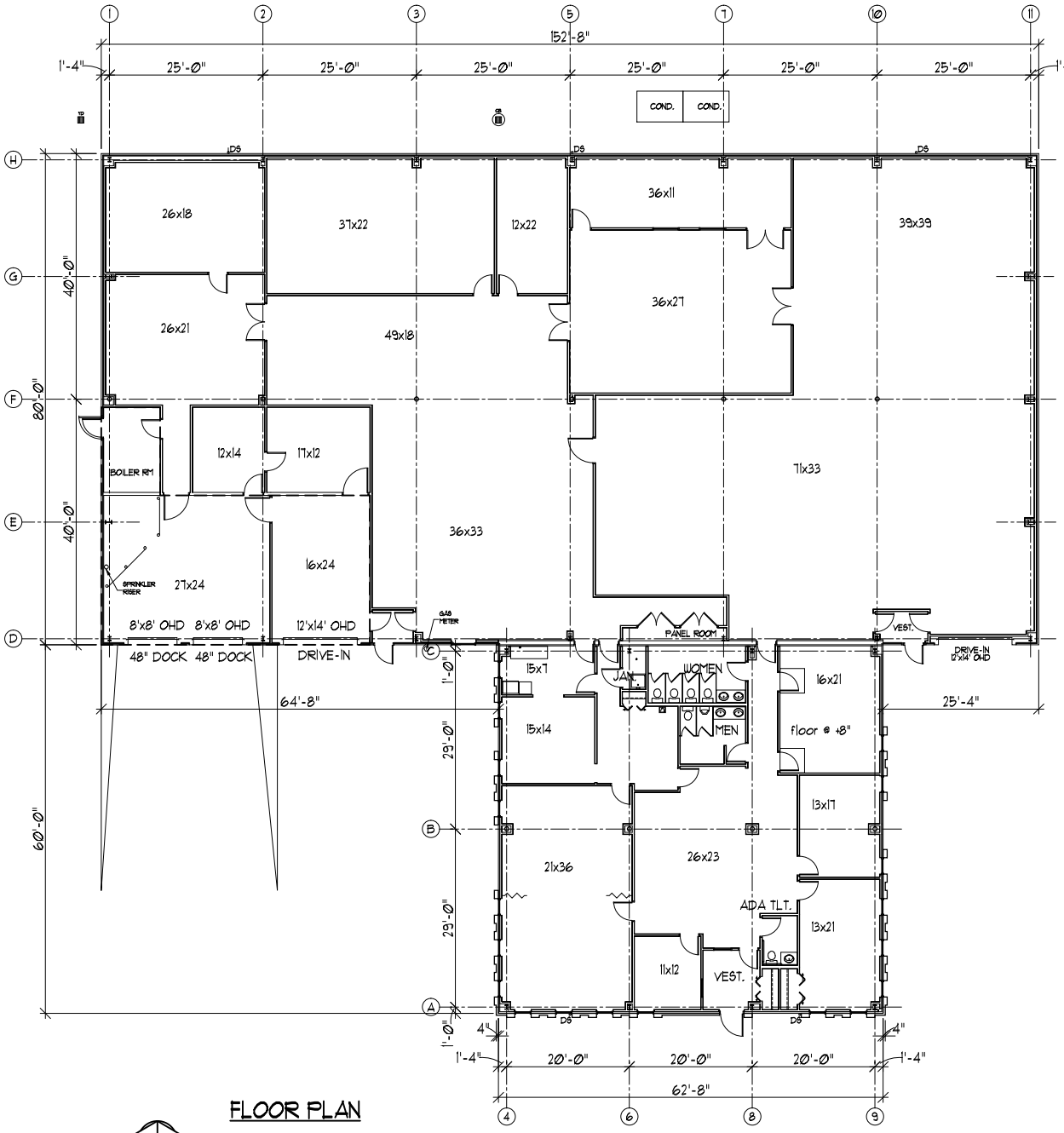


FLOOR PLAN

OFFICE	= 14,771 SF
WAREHOUSE	= 1,202 SF
TOTAL	= 15,973 SF

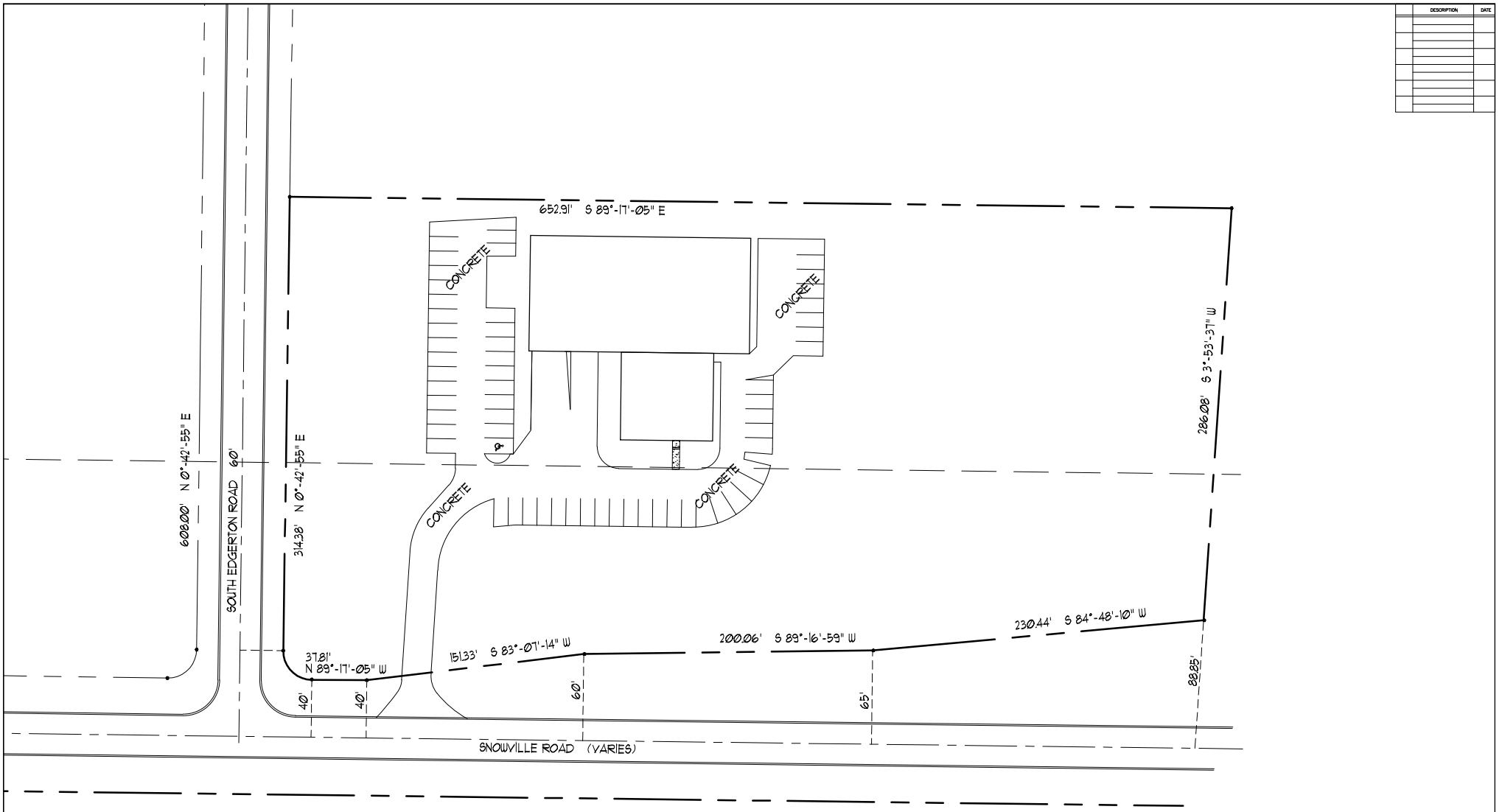
FOGG BRECKSVILLE DEVELOPMENT CO.
6625 WEST SNOWVILLE ROAD
BRECKSVILLE, OHIO

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976
1-877-729-3644

RAY FOGG BUILDING NETWORK, INC.

DMS		5-16-2012		



	DESCRIPTION	DATE

SITE PLAN

4.6084 ACRES

FOGG BRECKSVILLE DEVELOPMENT CO.

6625 WEST SNOWVILLE ROAD
BRECKSVILLE, OHIO

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO

(216) 351-7976
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RAY FOGG BUILDING SERVICES, INC.

DRAWN BY	CHECKED	DATE	PROJECT NO.	DWG NO.
DMS	KLK	7-6-2012		SP-1