

Bluestone Business Park

A Sustainable Re-development



Bluestone Business Park is extremely well located at the I-90/Rt. 2 interchange at E. 260th Street in the pro-business community of Euclid, Ohio. It is served by two (2) major rail lines (CSX and Norfolk Southern). The park is located within a Community Reinvestment Area (CRA), which will provide 100% real estate tax abatement on improvements for 15 years. Developed sites up to 68 acres are available.



"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



CORPORATE PROPERTIES

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STANDARD SPECIFICATIONS

Bluestone Business Park

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



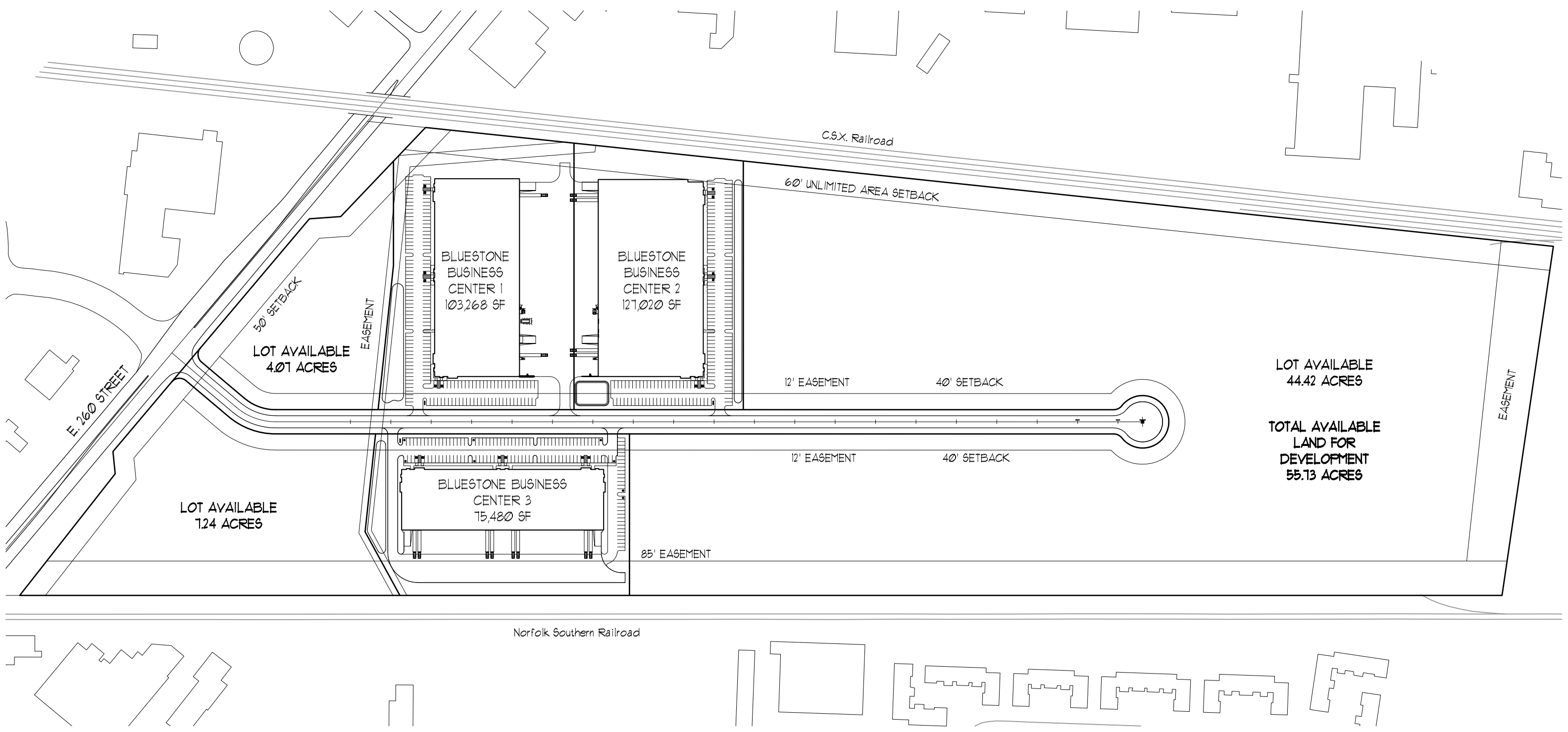
Features of the park include:

- Extremely well-located directly at the E.260th st. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland
- Zoned for industrial use
- The site has the very unusual benefit of being served by two (2) railroads (CSX and Norfolk Southern)
- Sites up to 68 acres are available
- The property is located within a Community Reinvestment Area (CRA) which offers 100% abatement of real estate taxes on improvements for 15 years
- All sites will be fully developed with all utilities available

- All projects in the park will feature "green design" with at least Silver LEED certification
- The park is located in the pro-business community of Euclid, a suburb of Cleveland, Ohio.
- The Greater Cleveland area offers the following benefits:
 - Affordable housing
 - Affordable cost of living
 - Easy commutes
 - World class manufacturing
 - An established labor pool
 - Health care & finance industries
 - Major airline hub
 - Regional transit systems
 - Major sports teams
 - The Pro Football Hall of Fame
 - The Rock and Roll Hall of Fame
 - A world class orchestra
 - World class museums
 - Lake Erie

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LOT AVAILABLE
4.01 ACRES

LOT AVAILABLE
1.24 ACRES

BLUESTONE
BUSINESS
CENTER 1
103,268 SF

BLUESTONE
BUSINESS
CENTER 2
127,020 SF

BLUESTONE BUSINESS
CENTER 3
75,480 SF

C.S.X. Railroad

60' UNLIMITED AREA SETBACK

12' EASEMENT

40' SETBACK

12' EASEMENT

40' SETBACK

85' EASEMENT

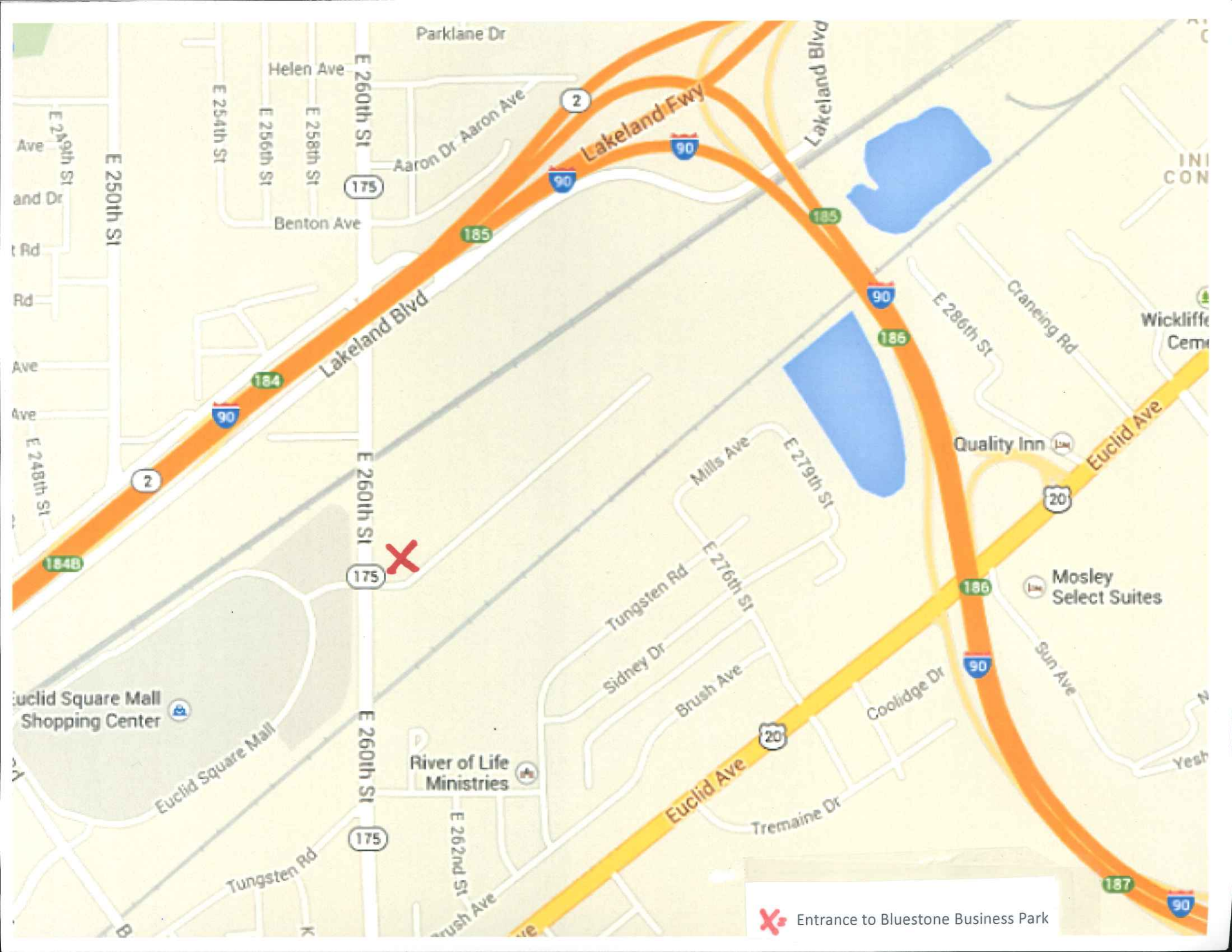
EASEMENT

LOT AVAILABLE
44.42 ACRES

TOTAL AVAILABLE
LAND FOR
DEVELOPMENT
55.13 ACRES

Norfolk Southern Railroad

E. 260 STREET



 Entrance to Bluestone Business Park