

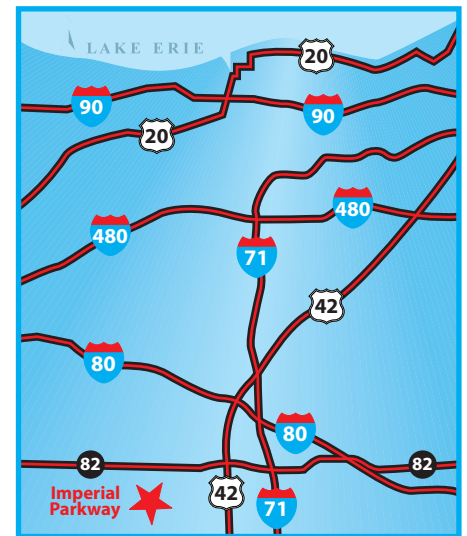
flexible spaces all the right places...



...Fogg Imperial
16065 Imperial Parkway Strongsville, Ohio

108,739 SF of High Bay Space

- 32' Clear Height
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 9" Reinforced Concrete Floor
- Abundant Parking
- Easy Access to I-71 and I-80 (Ohio Turnpike)
- Within Minutes of Downtown Cleveland, I-77, I-71, I-480, I-80, Cleveland Hopkins, Burke Lakefront Airport, and Cuyahoga County Airport



"The entire Fogg team provided tremendous cooperation during the leasing and construction of our new corporate headquarters and high bay distribution center. We are completely satisfied with the building and with the support that we've received from Fogg since we moved into our new facility" - **Guardian Technologies**



CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

16065 Imperial Parkway, Strongsville, Ohio

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



LOCATION & ACCESS

- Extremely well-located within minutes of I-71, the Ohio Turnpike (I-80) and downtown Cleveland

PROPERTY DATA

- Office 5,182 SF
- Mezzanine 5,182 SF
- Warehouse 98,375 SF
- Total 108,739 SF

CLEAR HEIGHT

- 32' clear

COLUMN SPACING

- 56' x 72'
- 56' x 66'

TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors with 6' x 8' air bag actuated dock levelers and compression style dock seals
- Drive-ins with insulated, industrial overhead doors

ROOF

- Single sloped, EPDM rubber roof membrane and steel decking

FLOOR

- 9" thick, reinforced (4,000 p.s.i.) concrete

SPRINKLER SYSTEMS

- Wet system/Early Suppression Fast Response (ESFR) wet pipe system

WAREHOUSE LIGHTING

- Skylights
- T-5 high output fluorescent fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- Office: gas-fired furnace with electric air conditioner (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Natural gas fired infrared type tube heating (Heating: 60°F temperature difference at 0°F outside) and wall fans

OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 5/8" (2'x4') acoustical tile on a suspended T-grid system
- Floors: commercial grade carpeting and vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames and "side light"
- Interior Doors: 1-3/4" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two (2) coats of latex paint on drywall
- Plumbing: water closets (tank type) and lavatories
- Lighting: Energy efficient T-8 recessed fluorescent lighting

PARKING & DRIVES

- Truck Drives/Aprons: 8" concrete truck docks and drive-in aprons
- Automobile Parking: 6" concrete

UTILITIES

- Electric: First Energy/The Illuminating Co. (600 amps, 3phs 4 wire 277/480 volt)
- Gas: Columbia Gas
- Water: City of Cleveland
- Sanitary Sewer & Storm: City of Cleveland (NEORS)

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



FOR SALE OR LEASE

108,739 Sq. Ft. Warehouse – Office
16065 Imperial Parkway, Strongsville, Ohio

Individual Space Specifications

Fogg-Imperial

Office Area:	5,182 SF
Mezzanine:	5,182 SF
Warehouse Area:	<u>98,375</u> SF
Total Area:	108,739 SF
Unit Number	1
Drive-in doors:	One (1) 12' x 18' door
Truck Docks:	Fifteen (15) with 9' x 10' dock doors One (1) 2' dock One (1) dumpster door
Clear Height:	32'
Column Spacing:	56' X 66'
Electricity:	277/480 volt and 120/208volt, 600 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet System - Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$2.43/SF/YR based upon budgeted expenses for 2020. 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.

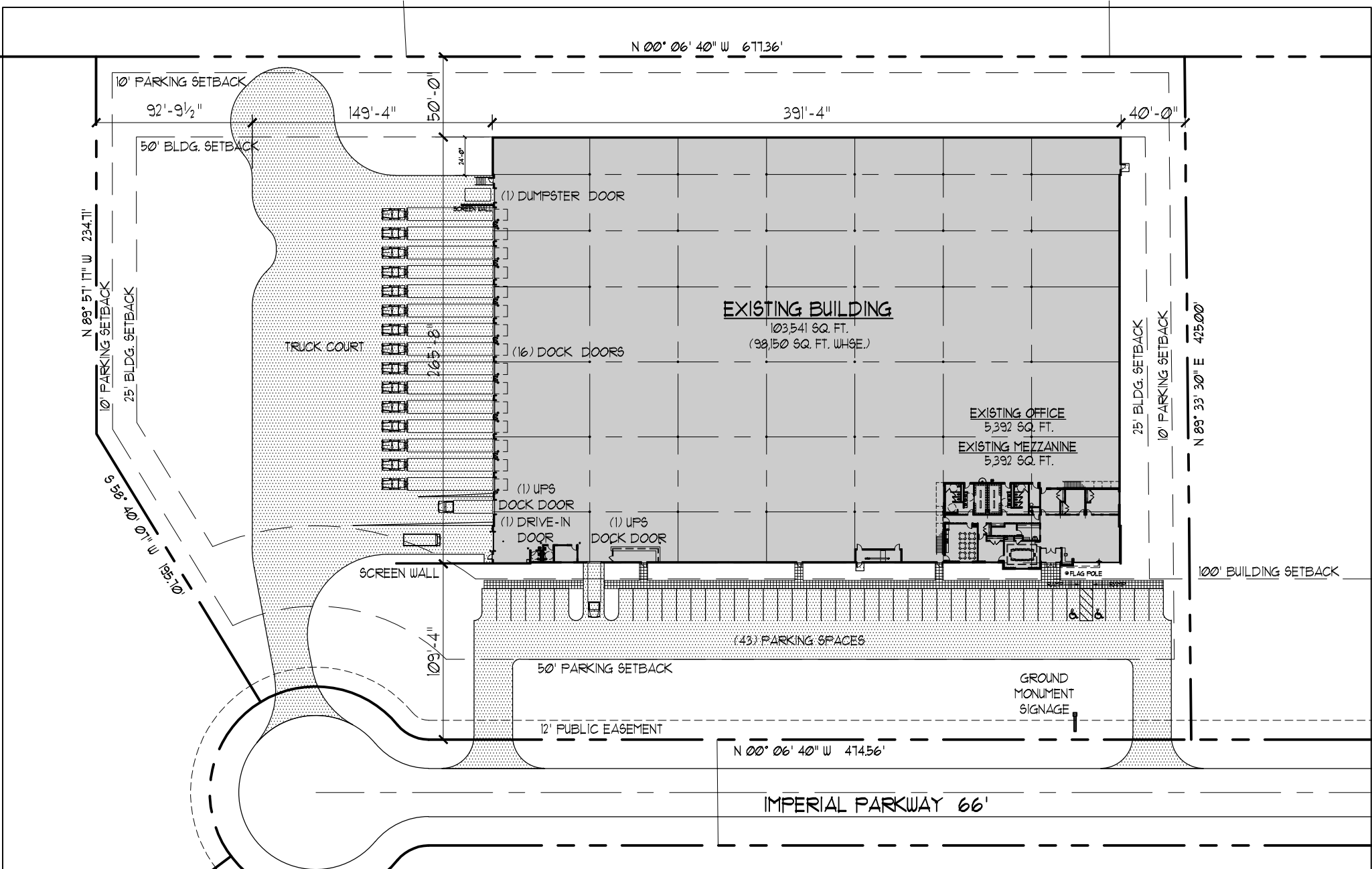


flexible spaces
all the right places.

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Email: markray@fogg.com

Tom Blaz, Leasing Associate
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Email: tblaz@fogg.com

fogg.com



SITE PLAN
1" = 80'-0"

5,182 SQ. FT. OFFICE
5,182 SQ. FT. MEZZANINE
98,375 SQ. FT. WAREHOUSE
108,739 SQ. FT. TOTAL

FOGG-IMPERIAL LLC
16065 IMPERIAL PARKWAY
STRONGSVILLE, OHIO

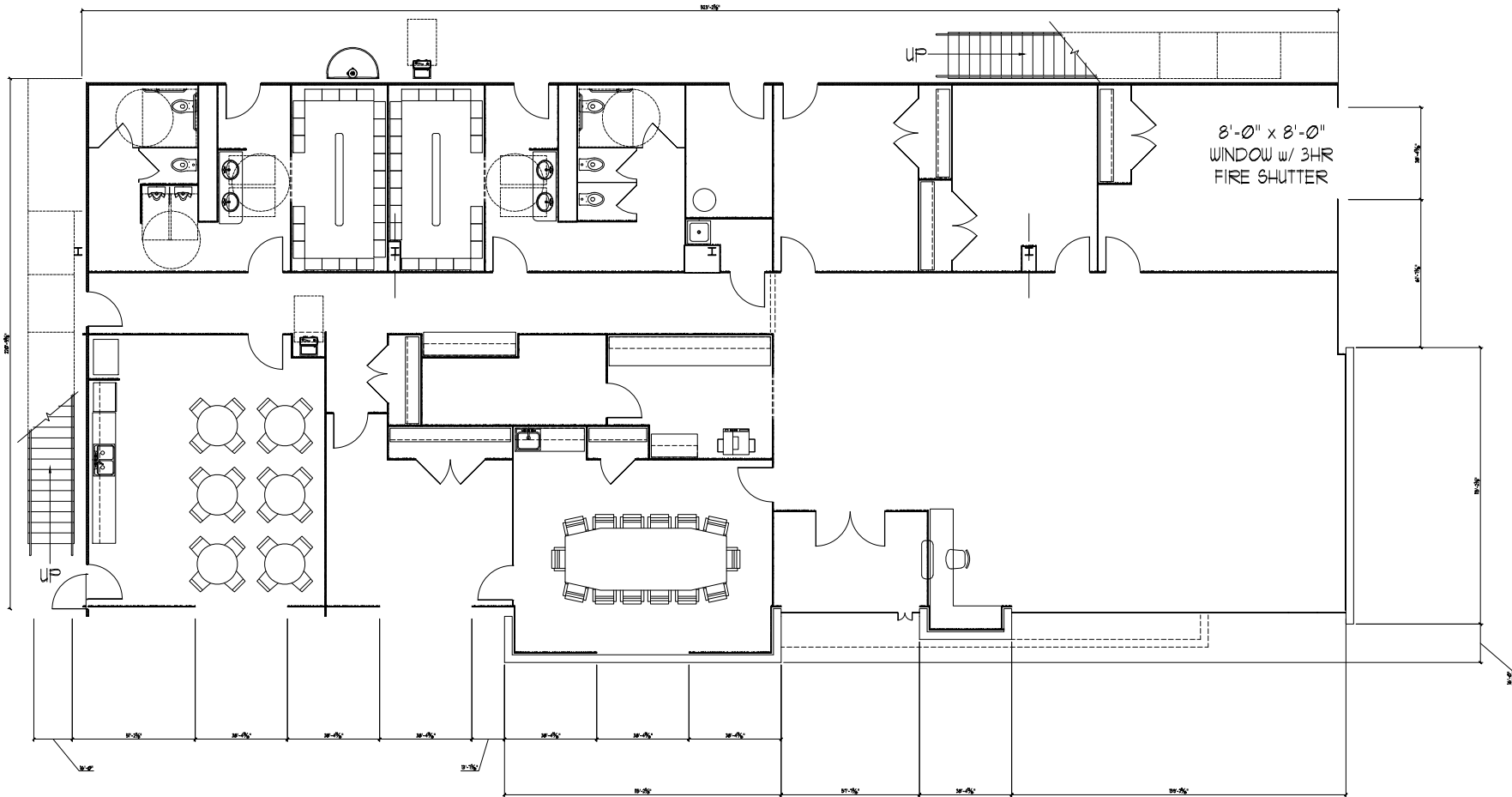
FOGG
ENGINEERING • ARCHITECTURE • DEVELOPMENT

RAY FOGG BUILDING METHODS, INC.
201 SHERWOOD PARKWAY, SUITE 116, CLEVELAND, OHIO 44115
PHONE (216) 881-7976

DESIGNED BY	DATE	CONTRACT NO.	SHEET NO.
TDG	07-12 2018		

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

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



OFFICE w/ MEZZANINE ABOVE

5,182 SQ. FT. OFFICE 5,182 SQ. FT. MEZZANINE

FOGG-IMPERIAL LLC
 16065 IMPERIAL PARKWAY
 STRONGVILLE, OHIO

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

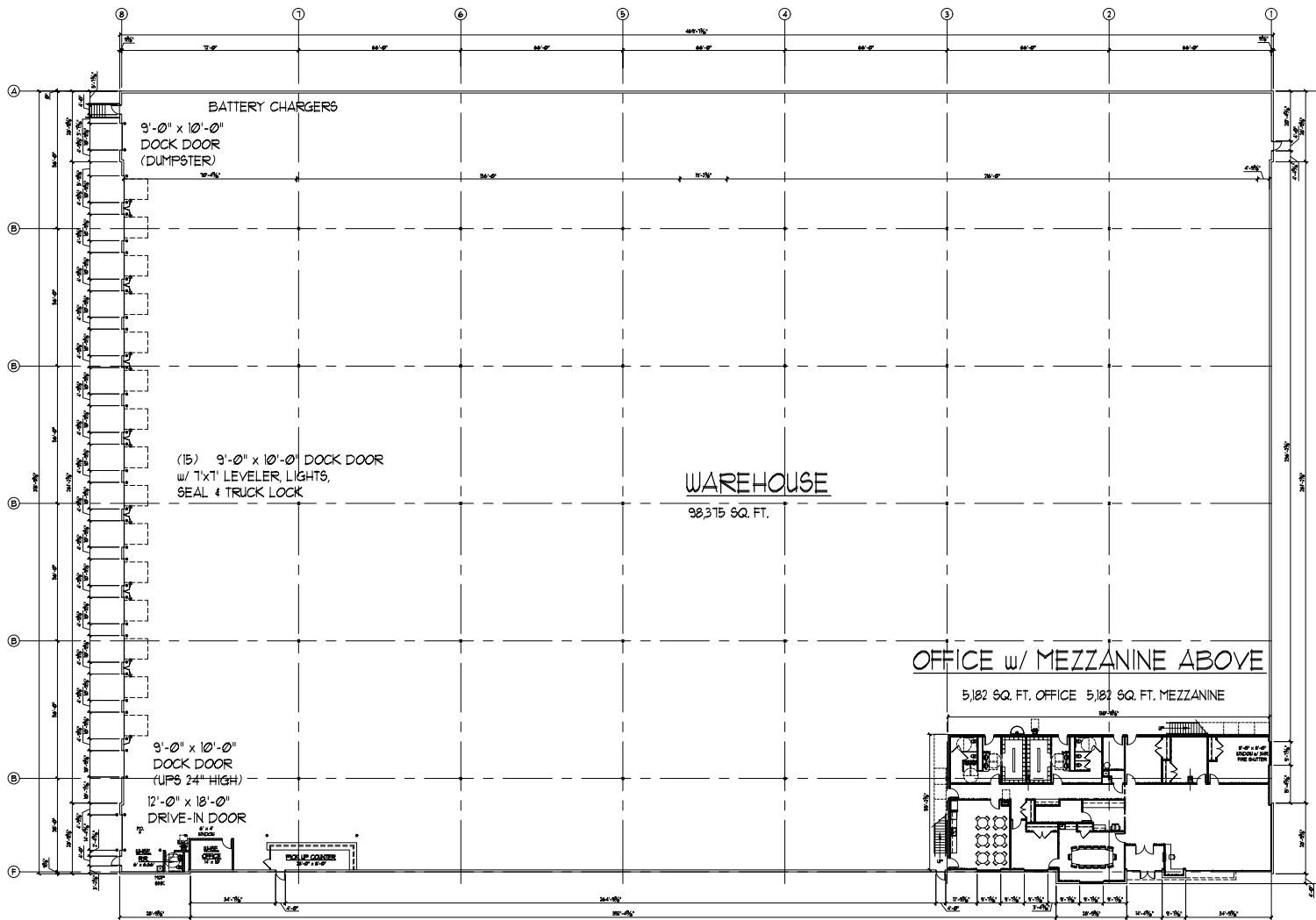
(216) 351-1976

1-811-729-3644

FOGG
 ARCHITECTS • INTERIORS • CONSULTANTS

RAY FOGG BUILDING SERVICES, INC.
 16065 IMPERIAL PARKWAY, SUITE 15, STRONGVILLE, OHIO 44131
 216.351.1976

DATE	DESCRIPTION	BY	APPROVED BY
9-08-2011			
EAG			



⊕ FLOOR PLAN

FOGG-IMPERIAL LLC
 16065 IMPERIAL PARKWAY
 STRONGVILLE, OHIO

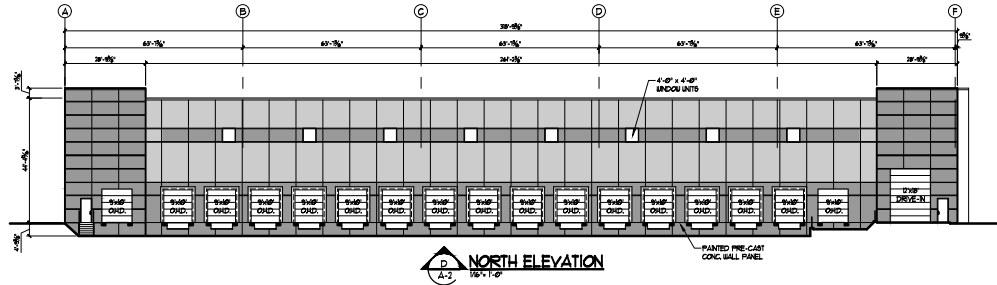
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ARCHITECTS • INTERIORS • ENGINEERS

RAY FOGG BUILDING SERVICES, INC.
THE SOURCE FOR ALL YOUR COMMERCIAL AND RESIDENTIAL CONSTRUCTION NEEDS

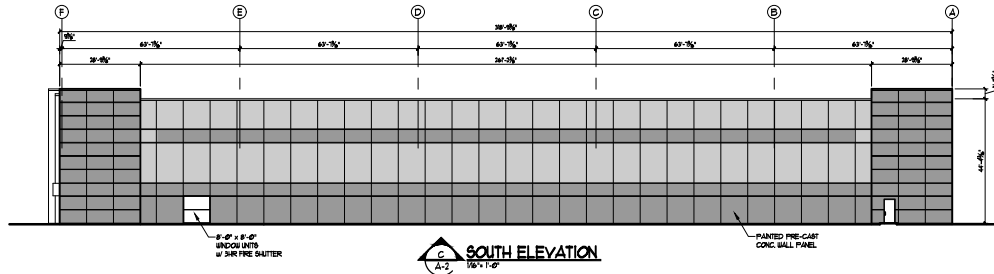
DATE	DESCRIPTION	BY	APPROVED BY	SCALE
EAG		9-08 2011		

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

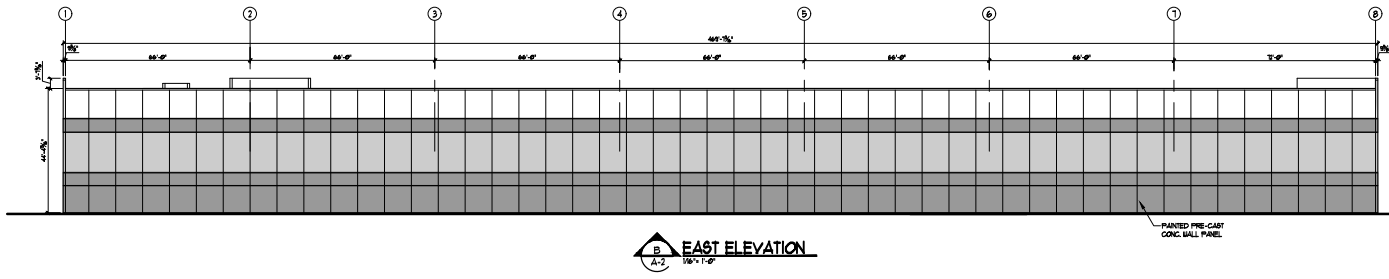
(216) 351-1916
 1-811-729-3644



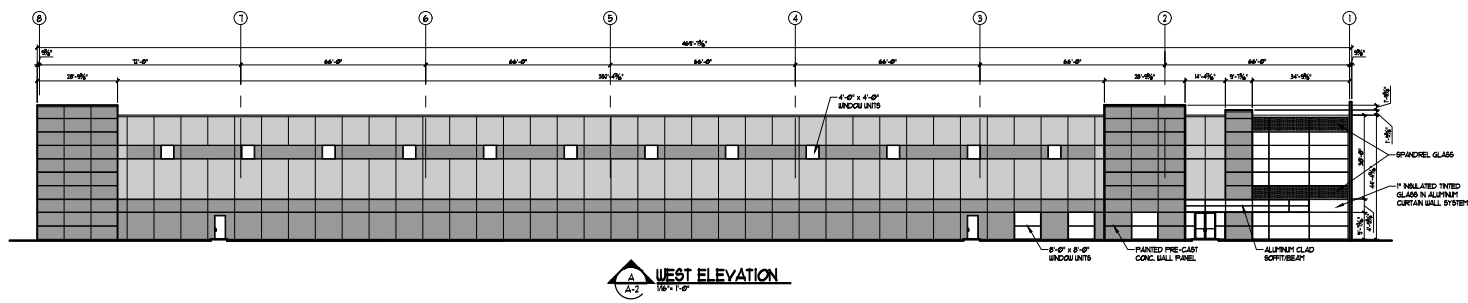
NORTH ELEVATION
10'-1 1/2"



SOUTH ELEVATION
10'-1 1/2"



EAST ELEVATION
10'-1 1/2"



WEST ELEVATION
10'-1 1/2"

FOGG-IMPERIAL LLC
16065 IMPERIAL PARKWAY
STRONGSVILLE, OHIO

FOGG BUILDING SYSTEMS, INC.
7300 WOODBURN AVENUE, SUITE 100
CINCINNATI, OHIO 45240
733.440.4400

DATE	DESCRIPTION	BY	APP'D
9-08-2011	EAG		

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
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