Seasons Business Center 3
New Construction!

136,868 SF of High Bay Space

- 32’ Clear Height
- ESFR Sprinklers
- Tax Abatement Available
- 8” Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to State Route 8, I-80 & I-271
- Within Minutes of Downtown Akron, I-77, I-80, I-76, Akron-Canton (CAK) & Cleveland (CLE) Airports

flexible spaces
all the right places.

“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**

FOGG
CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

4863 Seasons Rd., Seasons Business Center 3

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

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flexible spaces all the right places.

LOCATION & ACCESS
- Extremely well located directly at the State Route 8 Seasons Rd. interchange
- State Route 8 freeway visibility
- Access via Seasons Rd.
- Easy Access to I-77, Ohio Turnpike (I-80), I-271, I-480 and I-76
- Within minutes of the Akron-Canton Airport (CAK) and Cleveland Airports (CLE)

PROPERTY DATA
- Total Project 136,868 SF

EAVE HEIGHT
- 36' low side eave, 40' high side eave

CLEAR HEIGHT
- 32' to 36' Clear Height

COLUMN SPACING
- 54' x 60' Speed Bay

TRUCK ACCESS
- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors

ROOF
- Single sloped, white TPO membrane over R-28 insulation and steel decking

FLOOR
- 8" thick, reinforced (4,000 p.s.i.) concrete, sealed with Ashford Formula

SPRINKLER SYSTEMS
- Wet system/Early Suppression Fast Response (ESFR)

WAREHOUSE LIGHTING
- Energy efficient T-5 high bay fluorescent fixtures

INTERIOR WAREHOUSE & DEMISING WALLS
- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS
- Precast concrete with insulated core

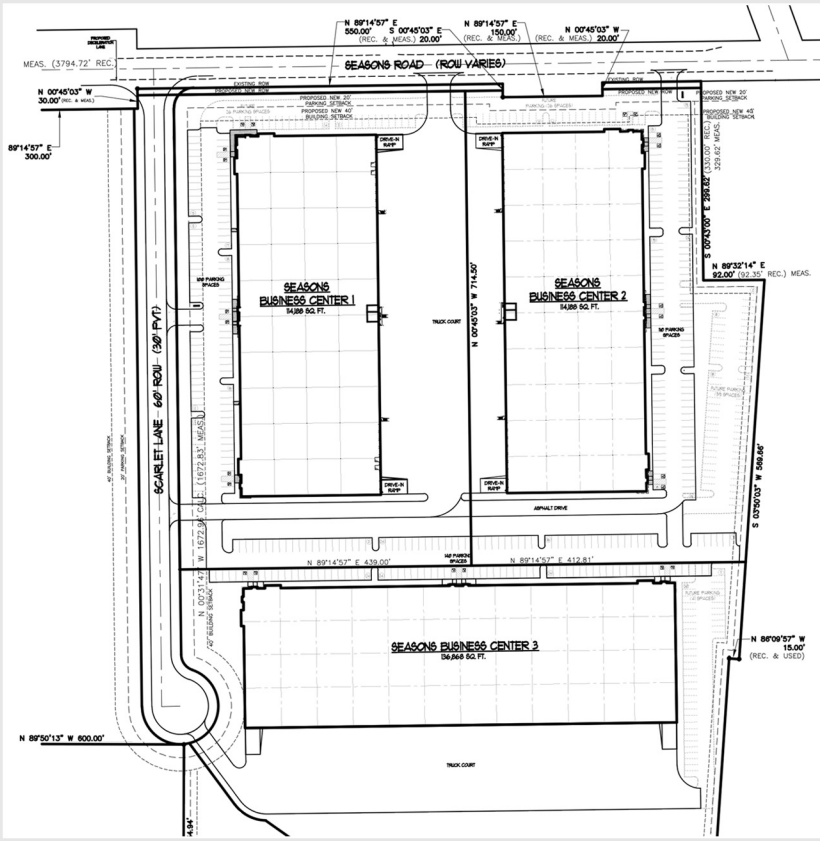
HVAC
- Office: gas-fired furnace with electric air conditioner (Heating: 60°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Rotation units (Heating: 60°F temperature difference at 0°F outside)

OFFICE AREAS
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 5/8" (2x4) 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
- Automobile Parking: Asphalt
- Truck Drives/Aprons: Heavy-Duty asphalt drives and 8" concrete truck dock and drive-in aprons.

UTILITIES - *All available at the street*
- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- Water: City of Stow
- Sanitary and Storm Sewer: Summit County
- Telephone / Data / Fiber: AT&T

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



FOR LEASE

34,564 Sq. Ft. Warehouse – Office

4863 Scarlet Lane, Stow, Ohio

Individual Space Specifications
Seasons Business Center 3

Office Area:	To Suit
Warehouse Area:	To Suit
Total Area:	34,564 SF
Unit Number:	7
Drive-in doors:	To suit
Truck Docks:	To suit
Clear Height:	32’ - 36’
Column Spacing:	54’ x 50’ and 54’ x 60’
Electricity:	480/277 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/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	$1.16/SF/YR based upon 2019 budget costs and a 10% office build out . 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 snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.

FOGG CORPORATE PROPERTIES

flexible spaces
all the right places.

Mark Ray, Vice President
216-351-7976, ext 244
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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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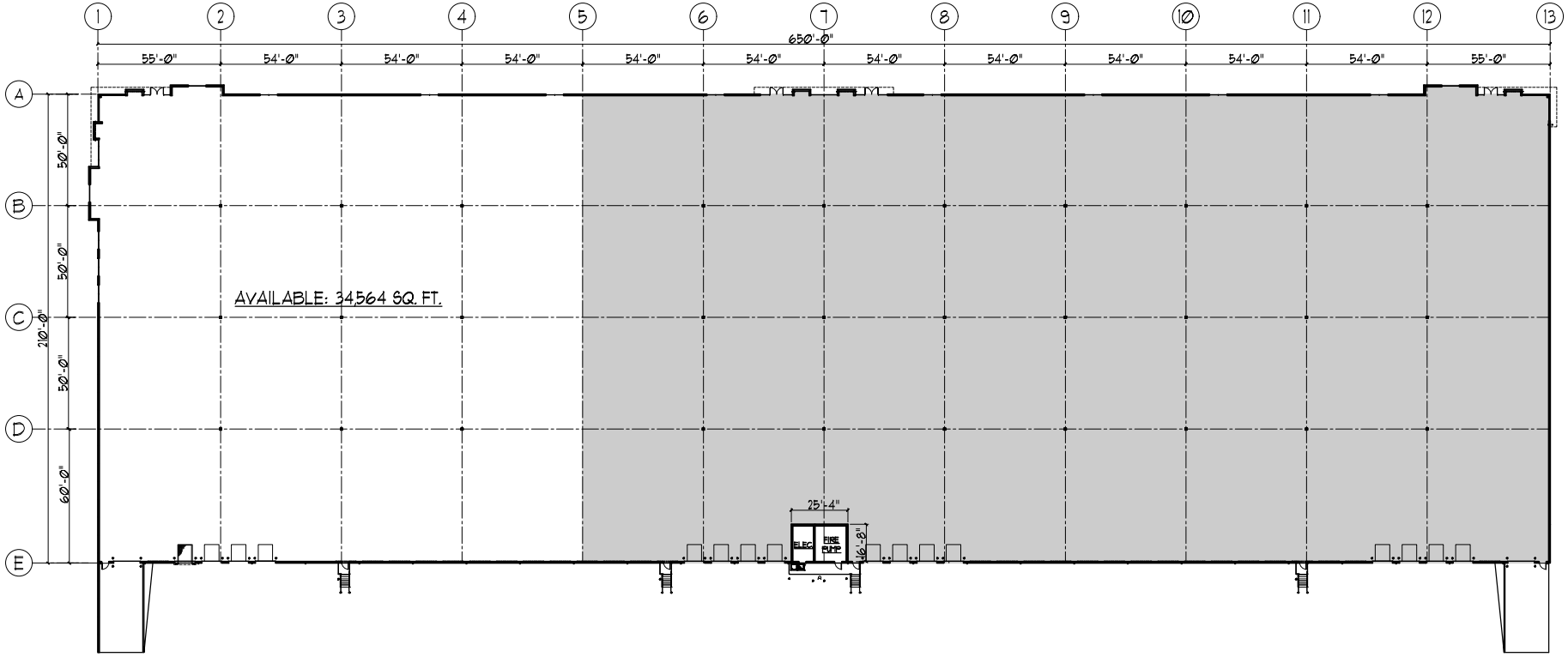


FLOOR PLAN
N.T.S.

SEASONS BUSINESS CENTER 3

4863 SCARLET LANE
STOW, OHIO 44224

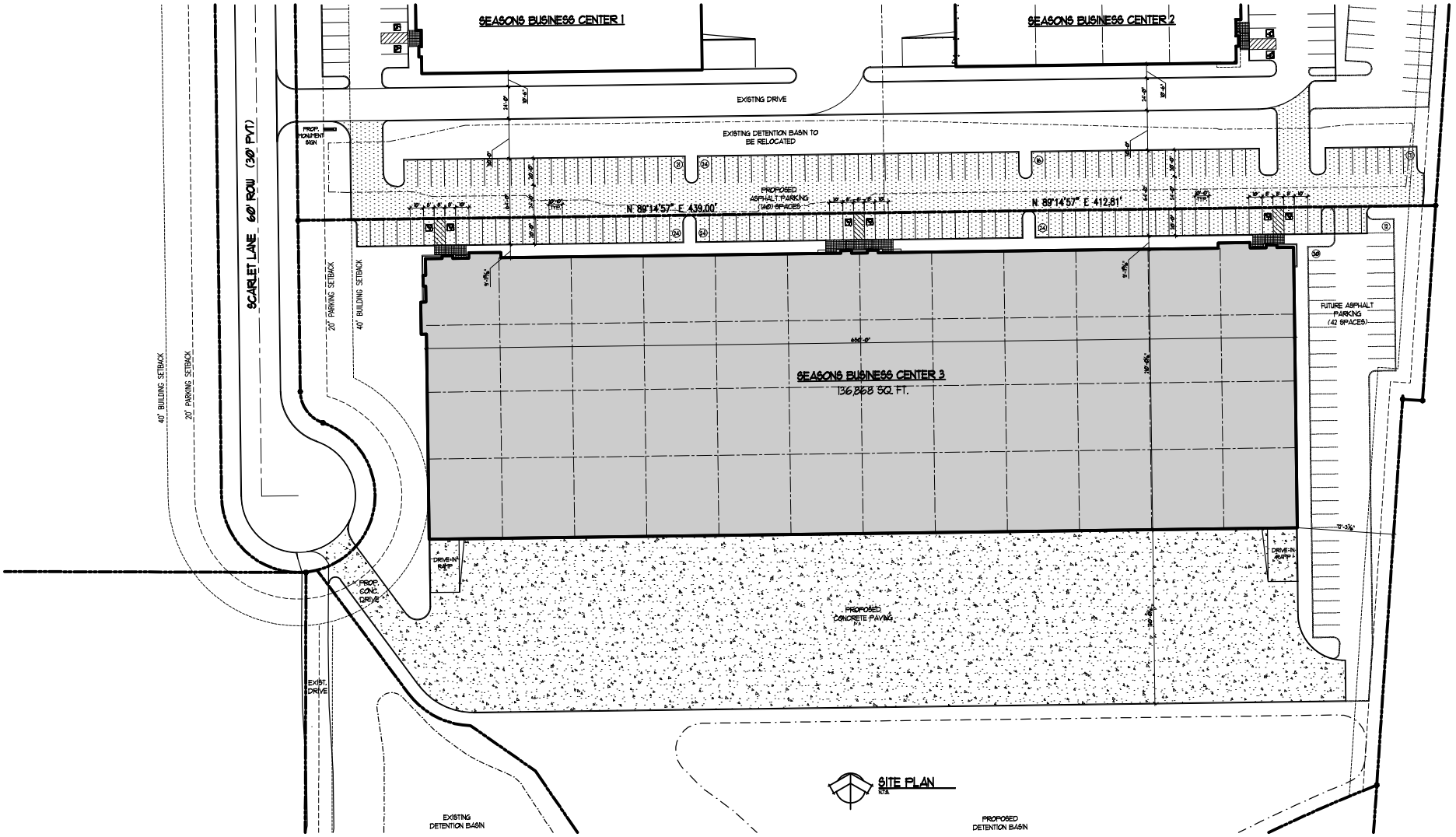
RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO

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

FOGG

RAY FOGG BUILDING SERVICES, INC.

DRAWN BY	CHECKED	DATE	SUBMITTED	SHEET NO.
TDG	KLK	06-27-2018		A-1



SITE PLAN

SEASONS BUSSINES CENTER 3

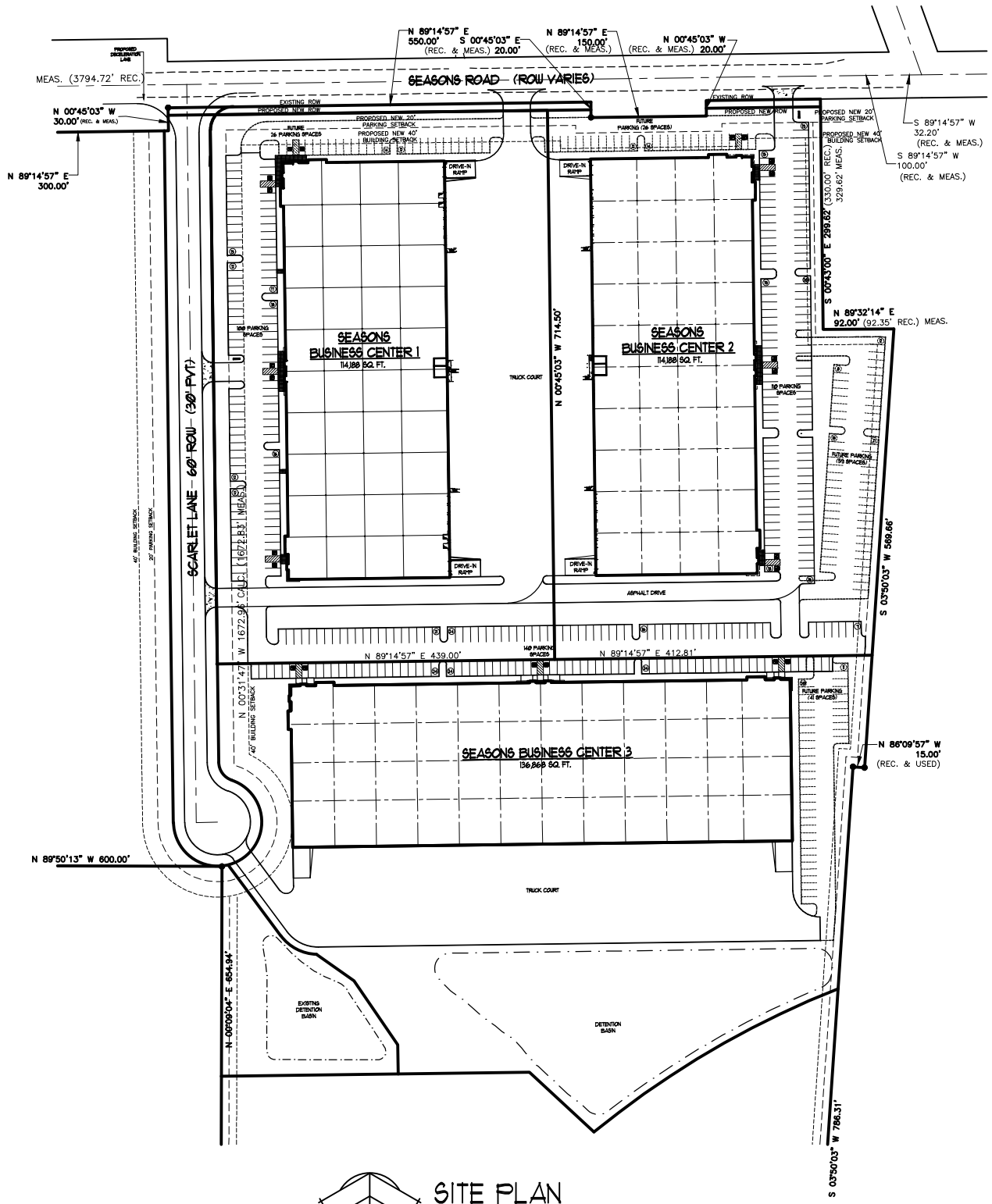
4863 SCARLET LANE
STOW, OHIO 44224

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

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

RAY FOGG BUILDING NATIONS, INC.

DRAWN BY	CHECKED	DATE	PROJECT NO.	SHEET NO.
TDG	KLK	10-24 2011		A-1



SITE PLAN

SEASONS BUSINESS CENTER 3
SCARLET LANE
STOW, OHIO 44236

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.

DRAWN BY	CHECKED	DATE	CONTRACT NO.	ISSUE NO.
TDG		3-16 2017		

CORNER ENTRANCE ELEVATION STUDY

BUILDING ELEVATION STUDY

CENTER ENTRANCE ELEVATION STUDY

FOGG
ENGINEERS • CONTRACTORS • DEVELOPERS
RAY FOGG BUILDING METHODS, INC.
981 KENNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

STATE OF OHIO
RAYMON B. FOGG
28956
REGISTERED PROFESSIONAL ENGINEER

STAMP:

ISSUE:

AUTHORIZED USE:	DATE:
■ SCHEMATIC DESIGN	05/16/13
■ DESIGN DEVELOPMENT	09/06/13
□ BIDDING	--
□ BUILDING PERMIT	--
□ CONSTRUCTION	--
□ AS-BUILT	--

REV.*	DRAWN BY:	CHECKED BY:	PROJECT NO.
1	TDG	MJN	....

REVISIONS

DESCRIPTION:	DATE:
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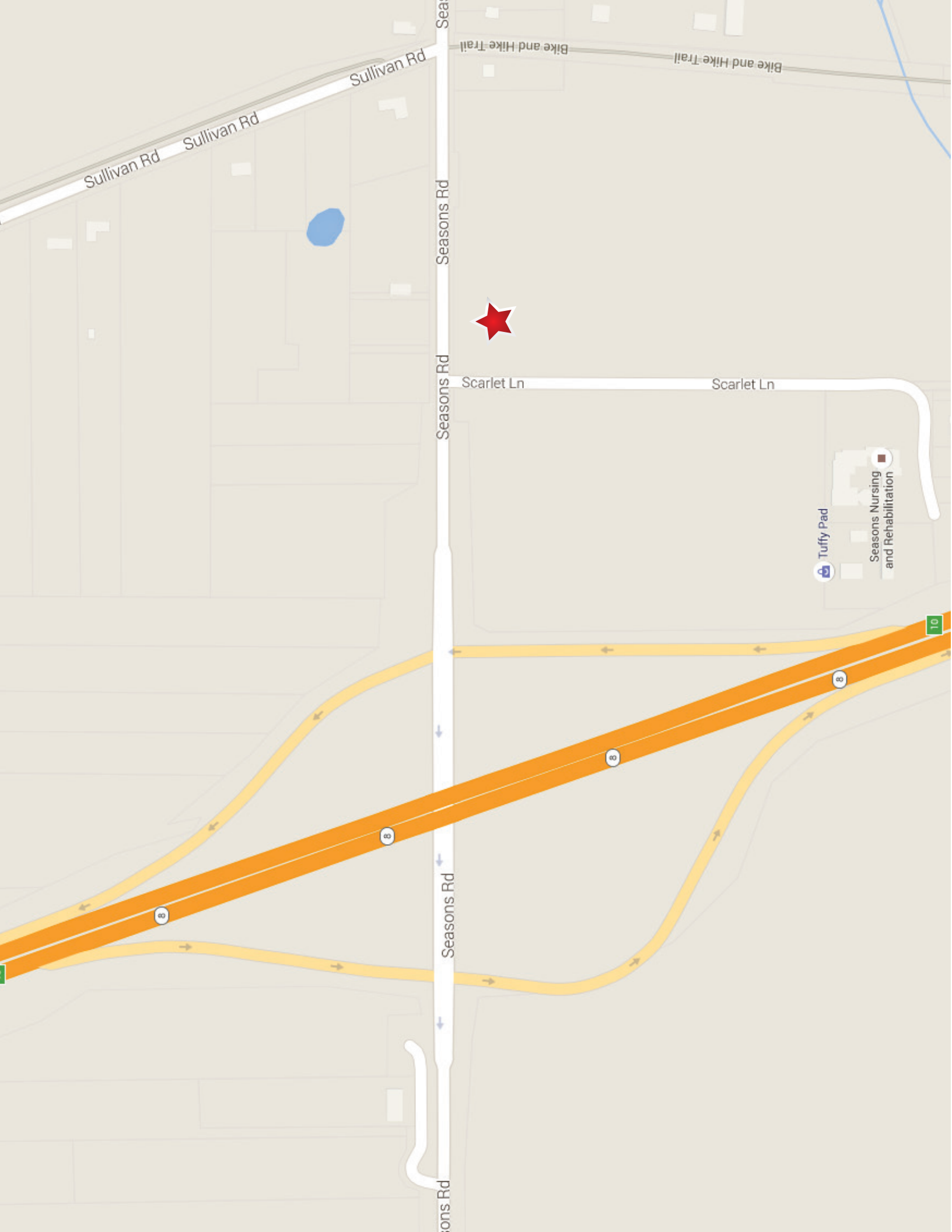
SHEET TITLE: COLOR ELEVATIONS

PROJECT TITLE:
SEASONS
BUSINESS CENTER 3
SEASONS BUSINESS PARK
4863 SCARLET LANE
STOW, OHIO 44224

SHEET NO.
A2.02


Sullivan Rd
Sullivan Rd
Sullivan Rd
Bike and Hike Trail
Bike and Hike Trail
Seasons Rd
Seasons Rd
Seasons Rd
Scarlet Ln
Scarlet Ln
Tuffy Pad
Seasons Nursing and Rehabilitation
10
8
8
8
8