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.

Located directly south of I-90/East 222nd St. exit, Euclid Corridor Industrial Mall is within minutes of downtown Cleveland and is easily accessible from I-90, I-271 and Route 2. The property offers affordable warehouse space of various sizes in the pro-business community of Euclid, Ohio.

"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
Euclid Corridor Industrial Mall

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
Shared Features
- 10.2 acre site fronting East 222 Street, south of St. Clair and I-90, north of Euclid Avenue (Rt. 6) in Euclid, Ohio.
- Immediately accessible from the four-way interchange of East 222nd Street and I-90.
- 16 miles from downtown Cleveland.

PROPERTY DATA
- Building I: 172,582 SF
- Building II: 6,115 SF

CLEAR HEIGHT
- Varies from 17' 3" to 11' 2"

ROOF
- Bar joist and deck
- Built-up roof

COLUMN SPACING
- Varies (28' x 20', 24' x 50' and 36'-3" x 50")

TRUCK ACCESS/DOORS
- Truck docks with industrial overhead doors
- Drive ins with 10' x 12' and 12' x 14' overhead doors
- Personnel Doors: 20 gauge flush hollow metal doors with hardware

EXTERIOR WALLS
- Metal panel facade
- 8" concrete block
- Brick (front)

WAREHOUSE LIGHTING
- Fluorescent fixtures
- Metal halide

SPRINKLER SYSTEM
- Wet / Ordinary hazard

HVAC
- Warehouse: gas-fired unit heaters (Heating: 60° temperature difference at 0° outside)
- Office: gas-fired furnace with electric air conditioner (Heating: 68° temperature difference at 0° outside; Air Conditioning: 15° temperature difference at 90° outside)

OFFICE AREAS
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid System
- Floor: commercial grade carpeting or vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory (at minimum)
- Lighting: florescent fixtures

PARKING & DRIVES
- Automobile Parking: asphalt
- Truck Drive / Ramps: asphalt and concrete

UTILITIES
- Electric: The Illuminating Company
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland

1090 East 222nd St., Euclid, Ohio

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FOR LEASE

6,115 Sq. Ft. Warehouse – Office

1090 East 222nd Street, Euclid, Ohio

Individual Space Specifications

Euclid Corridor Industrial Mall

Office Area:	4,403 SF
Warehouse Area:	1,712 SF
Total Area:	6,115 SF
Unit Number:	25
Drive-in Doors:	One (1) 12' x 12' overhead door (south elevation)
Truck Docks:	One (1) 8' x 8' overhead door with leveler (east elevation)
Clear Height:	14'-8" below bar joist
Column Spacing:	23'-4" x 32' and 24'-6" x 32' (approximate)
Electricity	240 Volt, 200 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronice ballasts: • Energy efficient (50% less consumption than traditional T12 lighting) • Only 7% luminary depreciation over the life of the bulb
Roof:	New T.P.O Roof System installed December 2011
Estimated Operating Costs:	$1.49/SF/YR based upon actual costs 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 snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.

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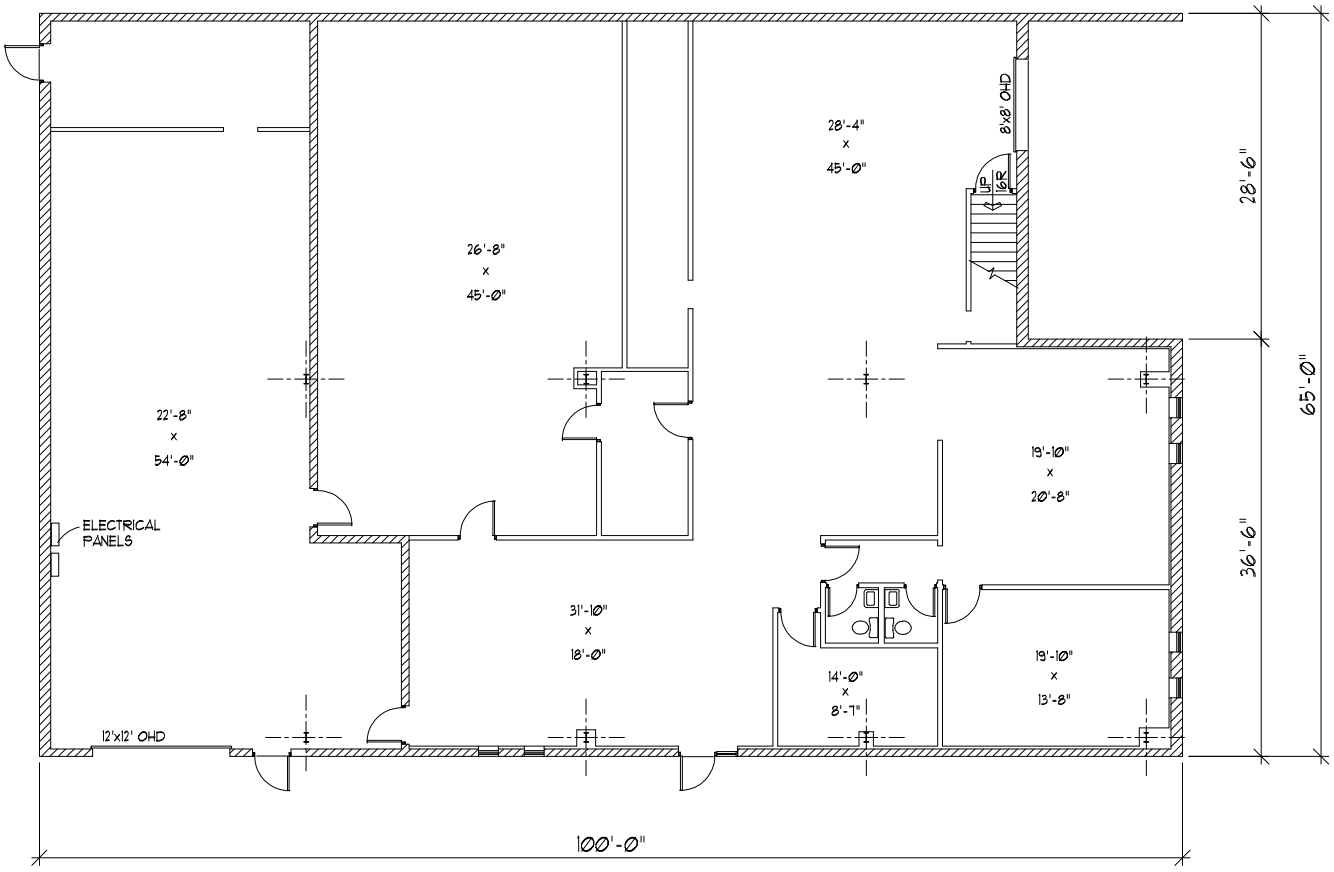
Mark Ray, Vice President
216-351-7976, ext 244
markray@fogg.com

Tom Blaz, Leasing Associate
216-351-7976, ext 273
tblaz@fogg.com

fogg.com

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

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



FLOOR PLAN
6115.25 SF

ANNEX BUILDING

EUCLID CORRIDOR INDUSTRIAL MALL
1090 E. 222 ST.
EUCLID, OHIO

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

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

FOGG
ENGINEERING • CONTRACTING • DEVELOPMENT

RAY FOGG BUILDING METHODS, INC.
981 KEYNOTE CIRCLE, SUITE 15, BROOKLYN HEIGHTS, OHIO 44131
PHONE (216) 351-7976

DRAWN BY	CHECKED	DATE	CONTRACT NO.	FILE NO.
DMG		02-11 2011		

EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET
EUCLID, OHIO