

flexible spaces all the right places...



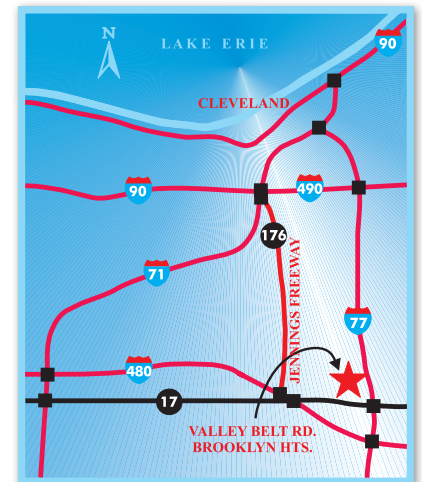
...Centax I
1000-1020 Valley Belt Rd., Brooklyn Heights, Ohio



...Centax II
900-998 Valley Belt Rd., Brooklyn Heights, Ohio

“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.

Centrally located in the Cleveland suburb of Brooklyn Heights, our Centax I and II properties enjoy excellent freeway access near the I-77 & I-480 interchange. Situated within minutes of I-77, I-480, Rt. 176, I-490, I-90, I-71, the Ohio turnpike (I-80) and downtown Cleveland, the location is hard to beat. These industrial and distribution facilities feature front loading truck access and flexible floor plans.



“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**

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - **Virginia Tile Company**



216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Centax I and Centax II

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

- North of Brookpark Rd./Granger Rd. (Rt. 17)
- Northwest of the I-77 and I-480 Cloverleaf

Centax I

- 3.97 acre site on Valley Belt Rd. within the Valley Belt Rd. Industrial Park in Brooklyn Heights, Ohio

Centax II

- 6.7 acre site on Valley Belt Rd. within the Valley Belt Rd. Industrial Park in Brooklyn Heights, Ohio

PROPERTY DATA

- Centax I: 87,637 SF
- Centax II: 111,800 SF

EAVE HEIGHT

- Centax I: 21'
- Centax II: 20'

COLUMN SPACING

- Centax I: 40' x 40'
- Centax II: 25' x 40'

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard

ROOF

Centax I

- Insulated, aluminized steel standing-seam; single sloped

Centax II

- 2" standing seam, 24 gauge aluminized steel, single sloped with 4" vinyl faced insulation (U=.08, R=13) supported by wire mesh

EXTERIOR WALLS

Centax I

- Masonary (office)
- 24 gauge insulated metal panels

Centax II

- Masonary (office)
- 3" interlocking metal panels with 3" insulation (U=.10, R=3) and pebble-grained finish
- Dryvit wall system

PARKING & DRIVES

Centax I

- Automobile Parking: asphalt
- Truck Drives / Ramps: asphalt; 8" concrete

Centax II

- Automobile Parking: asphalt; 4" concrete
- Truck Drives / Ramps: 7" concrete in truck drives and docks

TRUCK ACCESS/DOORS

Centax I

- Truck docks: 4' recessed with 8' x 8' insulated metal industrial doors and angled exterior concrete platforms complete with bumpers
- Drive-Ins: 10' x 12' and 12' x 14' insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors with hardware

Centax II

- Truck docks: 4' recessed with 8' x 8' insulated metal industrial doors
- Drive-Ins: 12' x 14' insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors with hardware

HVAC

- Warehouse: gas-fired unit heaters, (Heating: 60°F temperature difference at 0°F outside)
- 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)

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 and/or vinyl tile (VCT)
- 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: 2 coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory

UTILITIES

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



FOR LEASE

44,400 Sq. Ft. Warehouse – Office
994 Valley Belt Road Brooklyn Heights, Ohio 44131

Individual Space Specifications

Centax II

Office Area:	2,600 SF
Warehouse Area:	<u>41,800</u> SF
Total Area:	44,400 SF
Unit Number:	994
Truck Docks:	Two (2) 8' x 8' overhead doors Three (3) 8' x 9' overhead doors One (1) 2' dock with an 8' x 8' overhead door
Eave Height:	21' exterior (18' clear)
Electricity:	120/208 Volt, 400 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 / Ordinary Hazard
Estimated Operating Costs:	\$1.17/SF/YR based upon actual costs for 2018.

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.

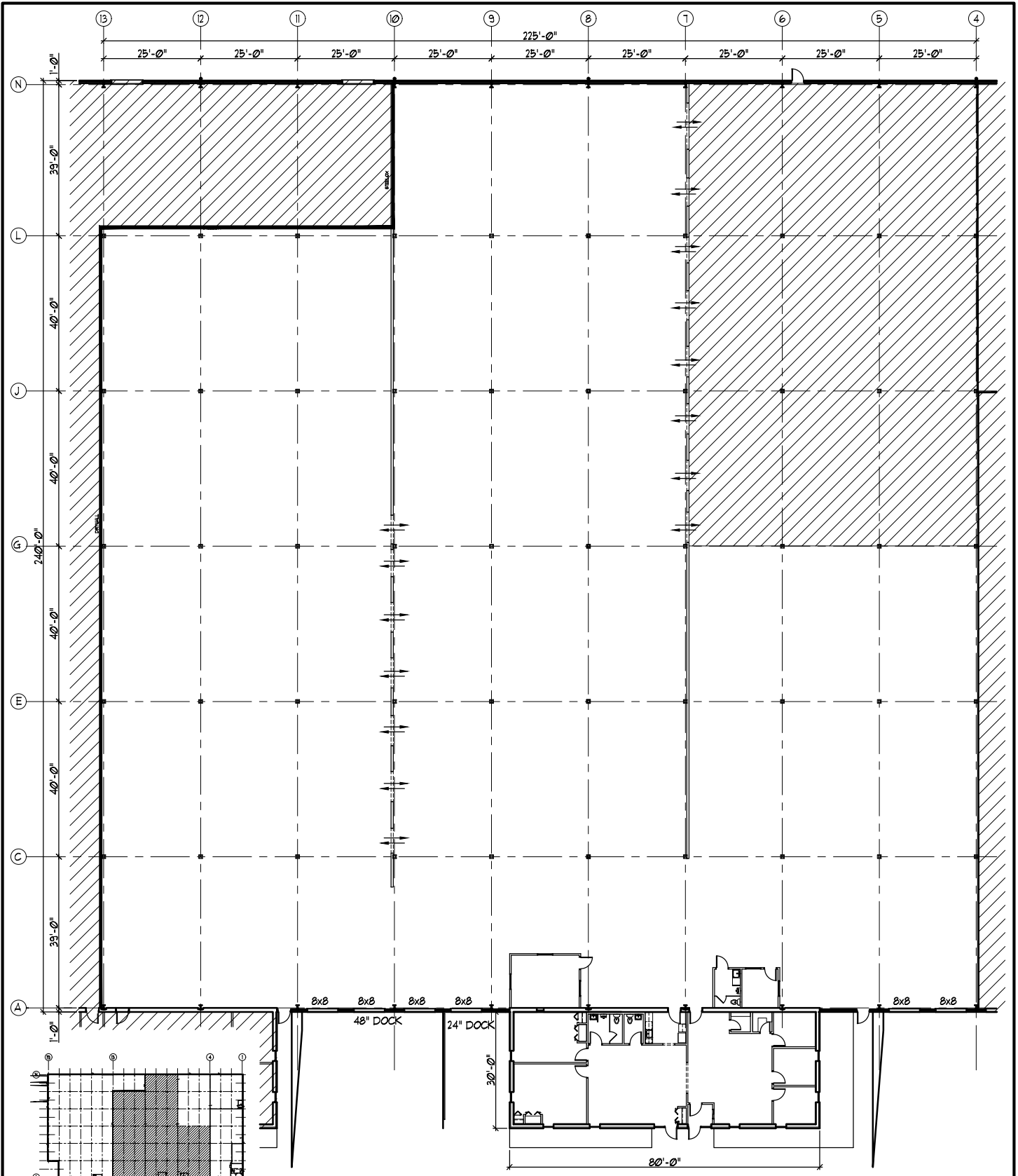


flexible spaces
all the right places.

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LOCATION PLAN
BAYS 4-13

FLOOR PLAN
BAYS 4-13

OFFICE: 2,600 SQ. FT.
WAREHOUSE: 41,800 SQ. FT.
TOTAL: 44,400 SQ. FT.

CENTAX II BUSINESS CENTER
990-998 VALLEY BELT ROAD
BROOKLYN HEIGHTS, OHIO 44131



RAY FOGG BUILDING METHODS, INC.
200 SHERWOOD AVENUE, SUITE 100, CLEVELAND, OHIO 44115
PHONE (216) 886-7870

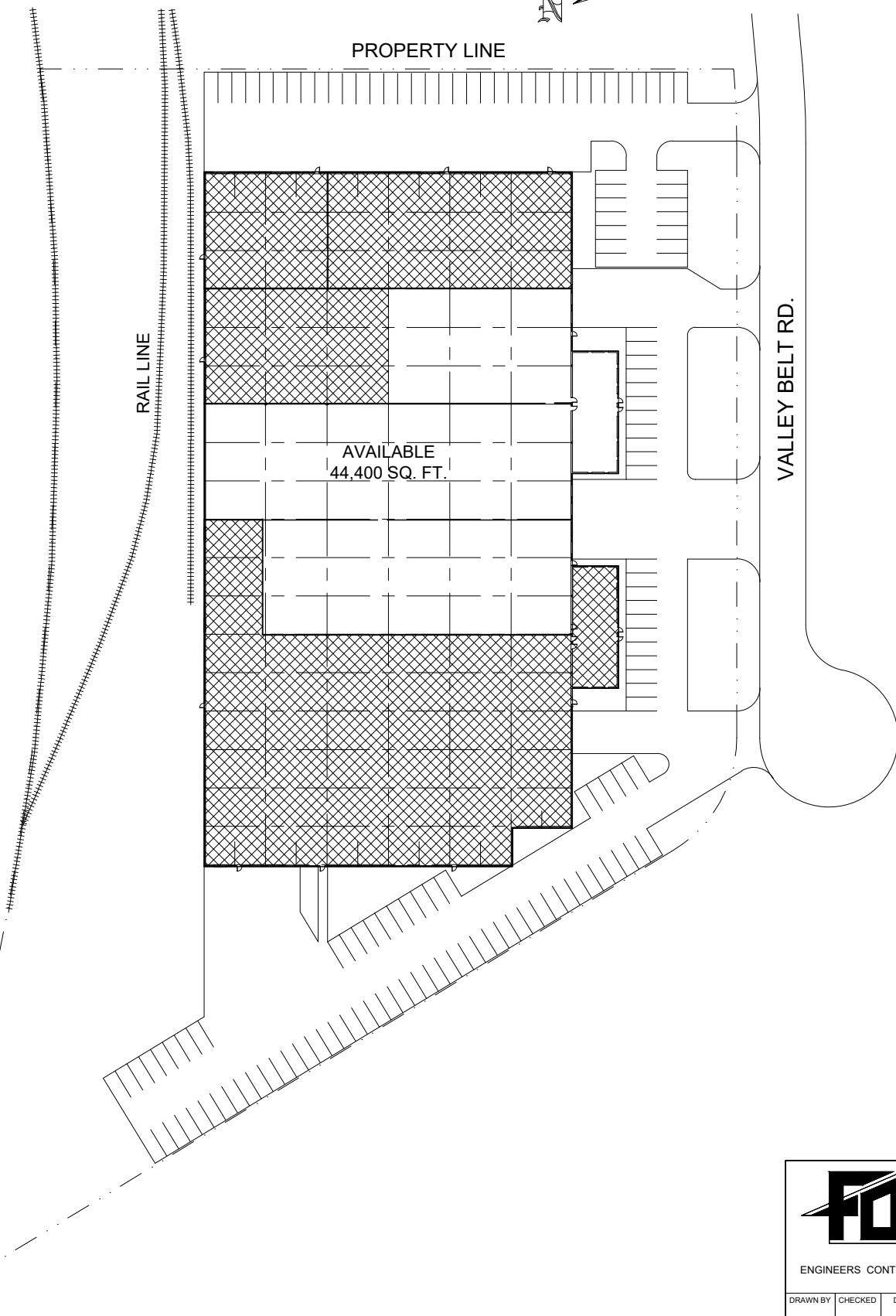
RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131


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

DATE	REVISION	BY	APPROVED BY	SCALE
4-21-2011				A-1

CENTAX II

990, 992, 994, 996 & 998 VALLEY BELT ROAD
BROOKLYN HEIGHTS, OHIO 44131



			
ENGINEERS CONTRACTORS DEVELOPERS			
DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		6-8-16	CENTX2