

Seasons Business Center 3 New Construction!



...4863 Scarlet Lane
Stow, Ohio

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**



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.



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

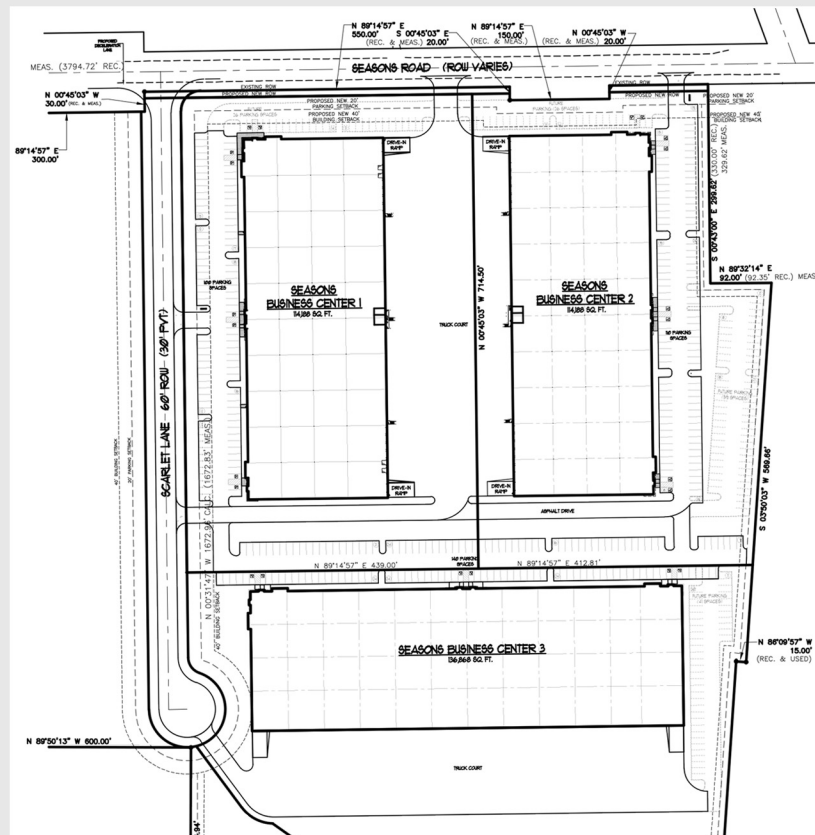
PARKING & DRIVES

- 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:	<u>To Suit</u>
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:	<ul style="list-style-type: none">• Energy efficient LED fixtures• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.47/SF/YR based upon 2021 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.

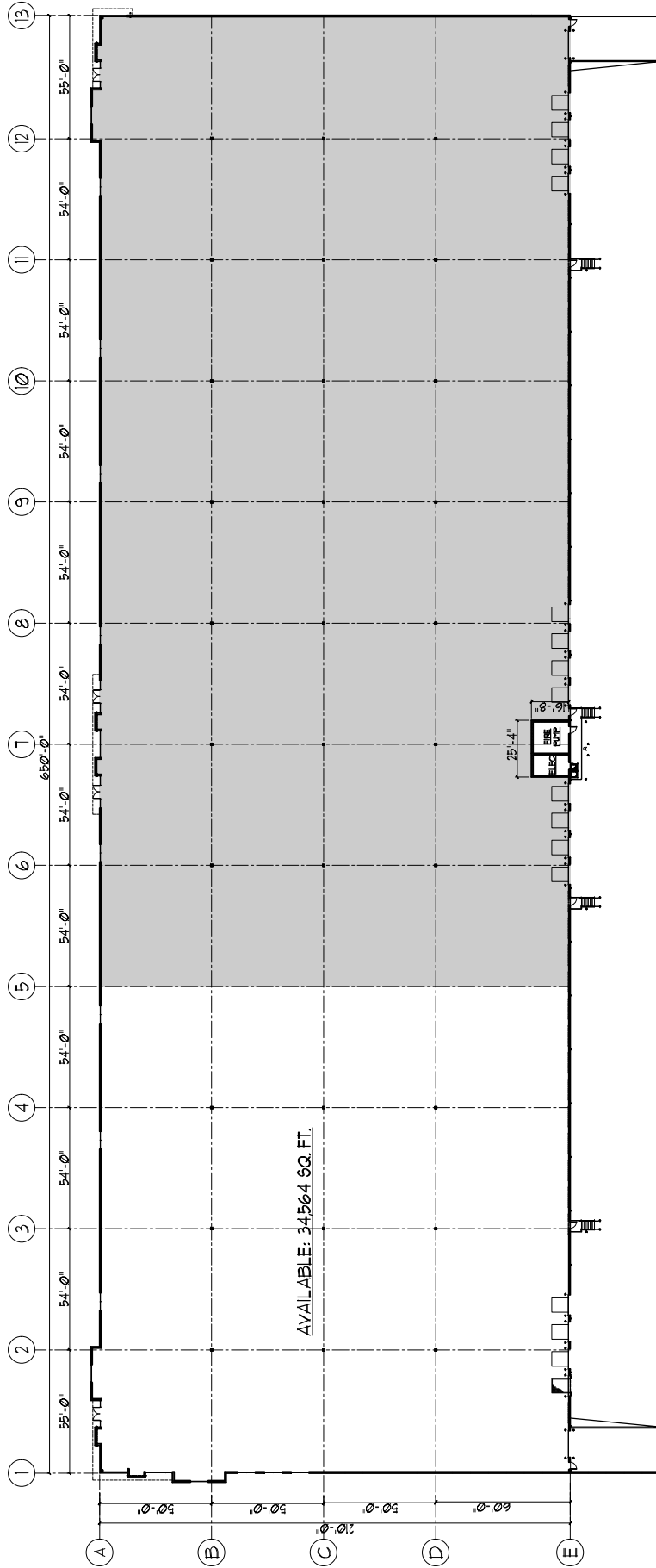


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FLOOR PLAN

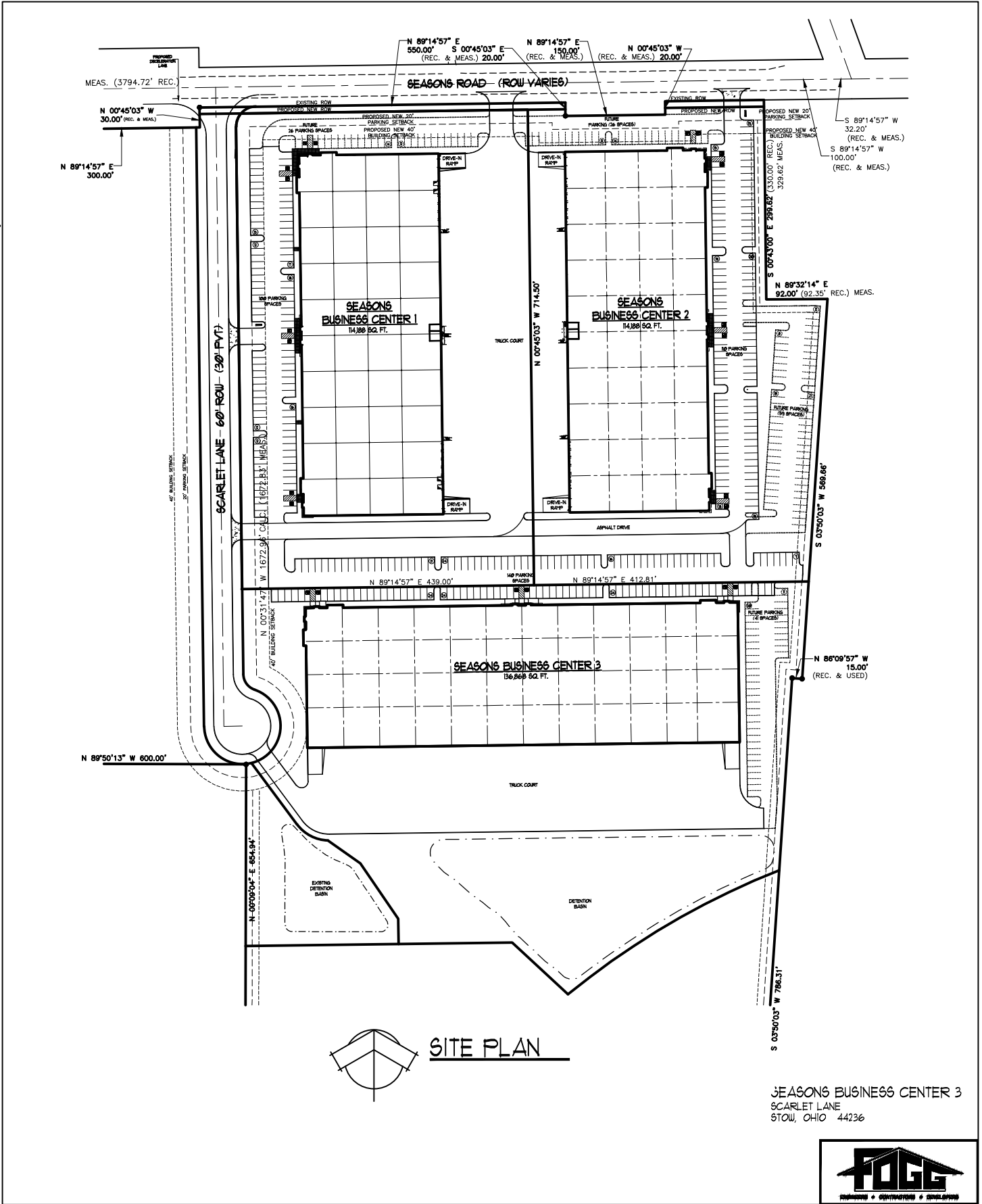
SEASONS BUSINESS CENTER 3
 4863 SCARLET LANE
 STOW, OHIO 44224

RAY FOGG
 PARTNERS & CONSULTANTS & ARCHITECTS
 381 KENTNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44130
 (216) 351-1976
 www.rayfogg.com

PROJECT	NO.	DATE	SCALE
TDS	06-07	2013	A-1

(216) 351-1976
 1-877-729-3644

RAY FOGG CORPORATE PROPERTIES, LLC
 381 KENTNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO



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



PROVISIONS • CONTRACTS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
 800 KENNEDY DRIVE, SUITE 200, CLEVELAND, OHIO 44115
 PHONE (216) 885-7870

ISSUED BY	DATE	NO.	APPROVED BY	DATE
TDG		3-16		2011



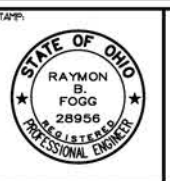
CORNER ENTRANCE ELEVATION STUDY



BUILDING ELEVATION STUDY



CENTER ENTRANCE ELEVATION STUDY

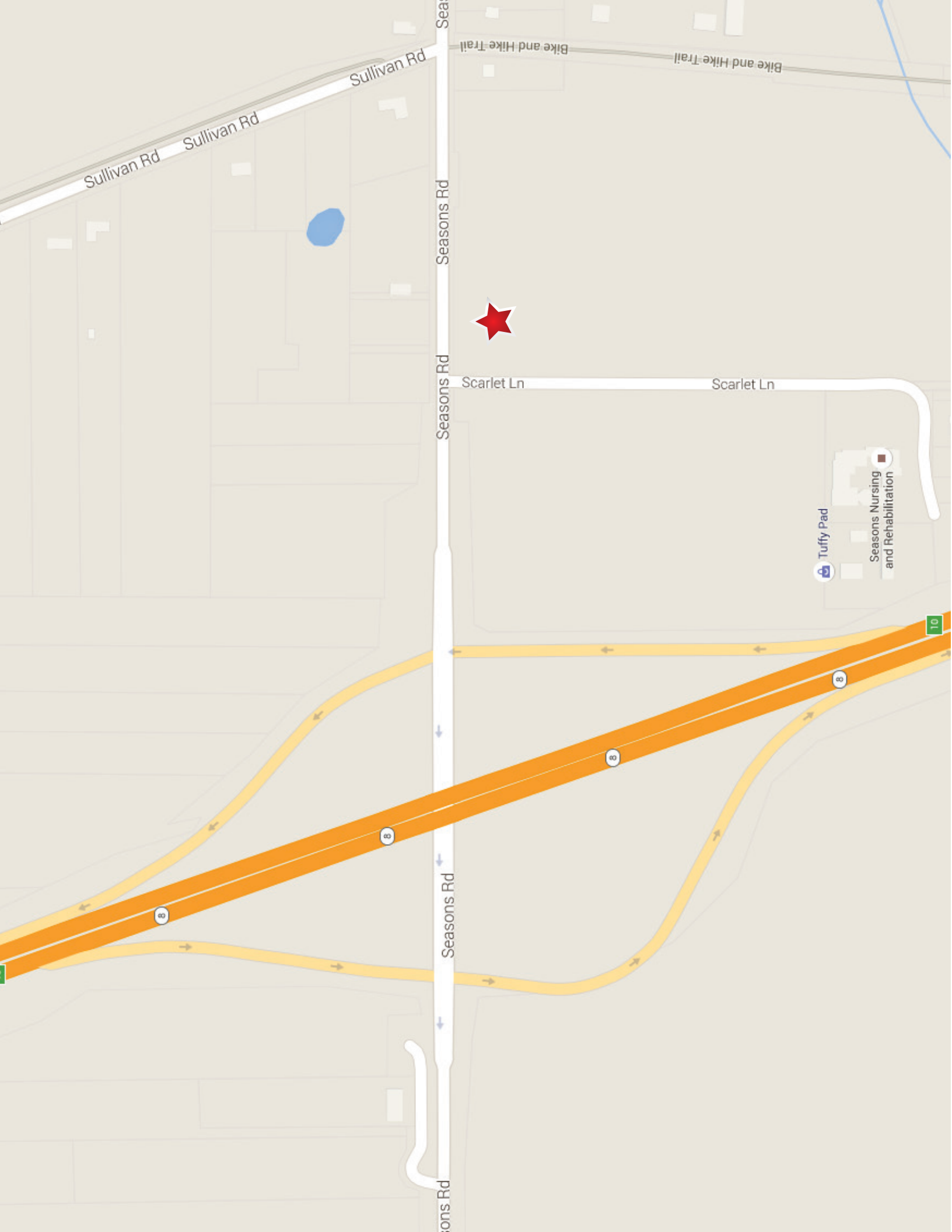


ISSUE:	
DATE:	AUTHORIZED USE:
02/11/13	<input checked="" type="checkbox"/> SCHEMATIC DESIGN
05/10/13	<input checked="" type="checkbox"/> DESIGN DEVELOPMENT
--	<input type="checkbox"/> BIDDING
--	<input type="checkbox"/> BUILDING PERMIT
--	<input type="checkbox"/> CONSTRUCTION
--	<input type="checkbox"/> AS-BUILT

DRAWN BY:	TDG
CHECKED BY:	MUN
PROJECT NO.:	----

REVISIONS		
DATE:	DESCRIPTION:	REV. #
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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.	A202



Sullivan Rd

Sullivan Rd

Sea

Seasons Rd

Seasons Rd

Scarlet Ln

Scarlet Ln

Tuffy Pad

Seasons Nursing and Rehabilitation

Seasons Rd

Seasons Rd

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