

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.

Conveniently located mid-way between downtown Cleveland and downtown Akron, our properties in the upscale community of Brecksville, Ohio are located along I-77, just off the Ohio Turnpike (I-80). This building provides excellent office and warehouse space designed to be modified to fit the needs of each tenant.



“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
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STANDARD BUILDING SPECIFICATIONS

6611 West Snowville Road

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

- 6.53 acre site on West Snowville Road in Brecksville, Ohio
- One (1) mile from the Ohio Turnpike; I-77 northbound ramp at Miller Road and the southbound ramp at Route 21
- Centrally located between Cleveland and Akron

PROPERTY DATA

| | |
|-------------|-----------|
| • Office | 43,145 SF |
| • Warehouse | 7,400 SF |
| • Total | 50,454 SF |

EAVE HEIGHT

- 20' (22' at ridge)

COLUMN SPACING

- 24' x 60'

CRANE

- 20 ton crane; 60' span, 96' run

TRUCK ACCESS / DOORS

- Truck docks with insulated metal industrial doors
- Drive-ins with insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

ROOF

- Office: Insulated single ply rubber roof (new 1995)
- Warehouse: Insulated metal panel, 2" standing seam and fully adhered white TPD membrane, .060" thick over R-20 insulation

FLOOR

- 6" Reinforced concrete

WAREHOUSE LIGHTING

- Surface mounted LED fixtures

SPRINKLER SYSTEM

- Wet / Ordinary hazard

EXTERIOR WALLS

- Warehouse: insulated metal panel
- Office: masonry

INTERIOR WAREHOUSE WALLS

- Metal liner panel
- 8" concrete block
- Metal studs and drywall with 3" fiberglass batt insulation
- Drywall demise wall

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HVAC

- Warehouse: gas-fired unit heaters (Heating: 60°F temperature difference at 0°F outside).
- Office: gas-fired furnace and electric air conditioning (Heating: 68°F temperature difference at 0°F outside and Air Conditioning: 15°F temperature difference at 90°F outside)

OFFICE AREAS

- Partitions: 1/2" drywall on 3-5/8" metal studs
- Ceiling: 2' x 2' acoustical tile on suspended T-grid system
- Floor: carpet, laminate, ceramic tile
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: solid core birch doors
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories
- Lighting: recessed LED lights

PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drives / Ramps: asphalt drives and concrete entrance ramps and docks

UTILITIES

- Electric: Original space - 480/277, 1200 AMP, 3-Phase, 4-Wire service, 75 KVA transformer.
New Building - 480/277, 2000 AMP, 3-Phase, 4-Wire
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland (main - 16")
- Sanitary & Storm Sewer: City of Cleveland



FOR LEASE

50,545 Sq. Ft. Warehouse – Office
6611 W. Snowville Rd., Brecksville, Ohio

Individual Space Specifications Brecksville Building One

| | |
|------------------------------|--|
| Office Area: | 43,145 SF |
| Warehouse Area: | <u>7,400</u> SF |
| Total Area: | 50,545 SF |
| Unit Number: | 6611 |
| Drive-in Doors: | One (1) 14' x 14' overhead door One (1) 12' x 14' overhead door |
| Truck Docks: | Two (2) 9' x 10' overhead doors with pit levelers |
| Eave Height: | 20' |
| Crane: | 20 ton crane; 60' span, 96' run |
| Column Spacing: | 24' x 60' |
| Electricity: | Original Space - 480/277, 1200 AMP, 3-Phase, 4-Wire Service, 75 KVA transformer. New Building - 480/277, 2000 AMP, 3-Phase, 4-Wire Service, Generator transfer switch is in place (Generator not included). |
| Sprinklers: | Wet / Ordinary Hazard Inergen fire suppression for server rooms. |
| Est. Operating Costs: | \$3.01/SF/YR based upon actual expenses for 2021. 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. |

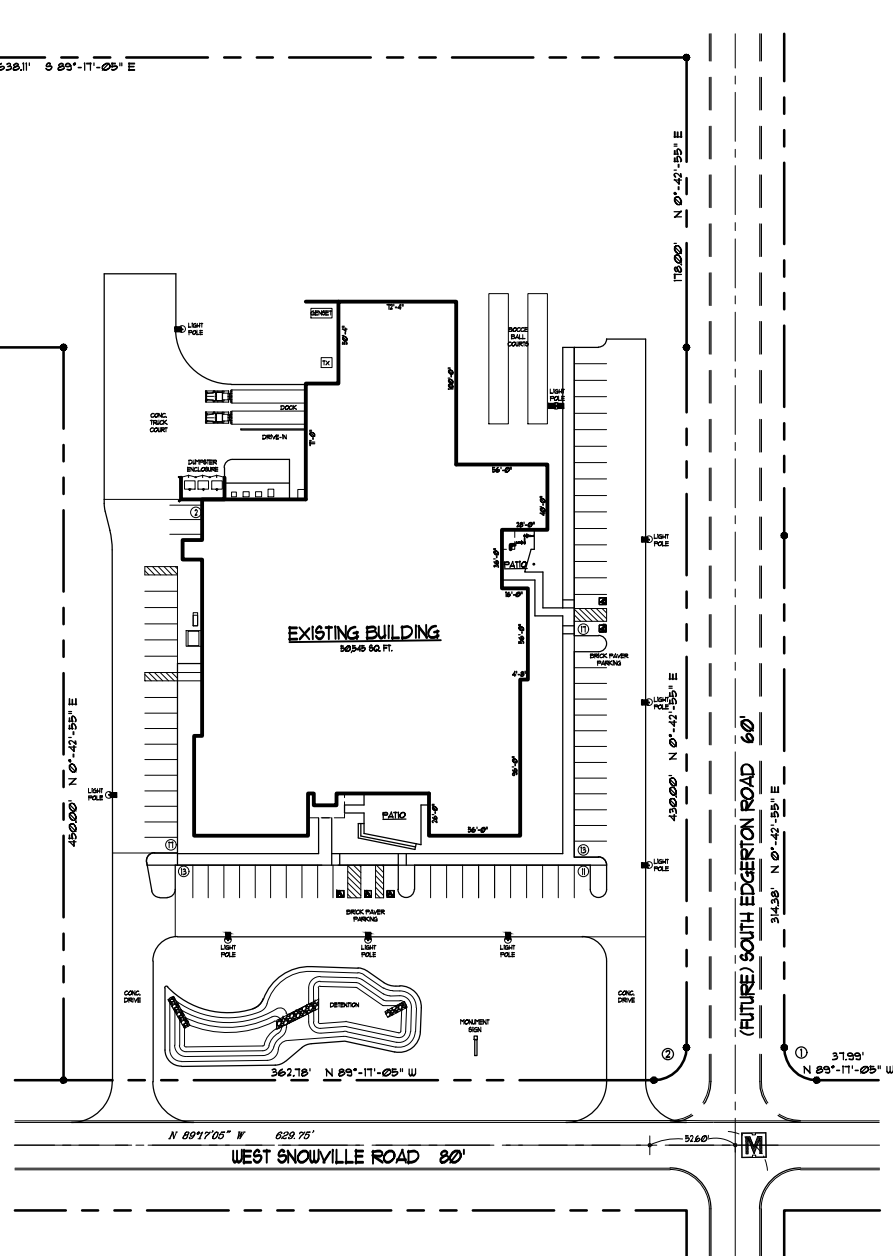


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all the right places.

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SITE PLAN 6.53 ACRES



FOGG BRECKSVILLE DEVELOPMENT CO.
6611 WEST SNOWVILLE ROAD
BRECKSVILLE, OHIO

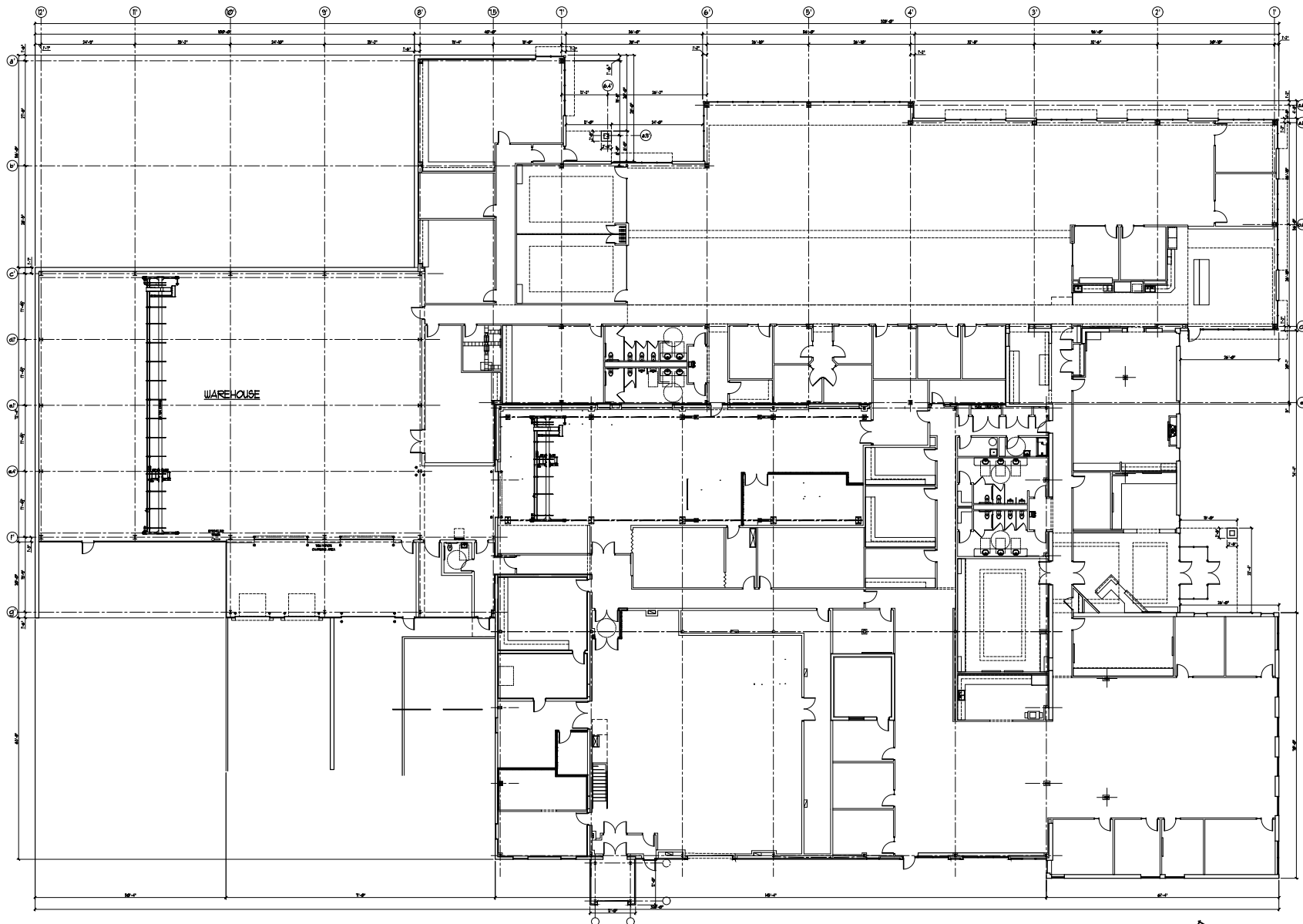
RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO

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

ENGINEERING • CONSULTING • DEVELOPMENT

RAY FOGG BUILDING MATERIALS, INC.
401 E. MAIN ST., SUITE 100, BRECKSVILLE, OHIO 44135
PHONE (216) 881-4979

| DRAWN BY | CHECKED BY | DATE | PROJECT NO. | SHEET NO. |
|----------|------------|------------|-------------|-----------|
| TDG | LC | 10-22-2021 | | SP-1 |



OFFICE / LAB: 43,145 SF
 WAREHOUSE: 1,400 SF
 TOTAL: 50,545 SF

FOGG-BRECKSVILLE DEVELOPMENT CO.
 6611 WEST SNOWVILLE ROAD
 BRECKSVILLE, OHIO

 FLOOR PLAN



INDUSTRIAL • COMMERCIAL • RESIDENTIAL

RAY FOGG BUILDING SYSTEMS, INC.
 800 SHIPPING ROAD, SUITE 100, CINCINNATI, OHIO 45240
 (513) 441-7400

| DATE | BY | CHECKED BY | APP. NO. |
|------------|----|------------|----------|
| 10-07-2001 | LC | | A-1 |