

flexible spaces all the right places...



...Akron Business Centre I & II

290 and 300 Opportunity Parkway, Akron, Ohio

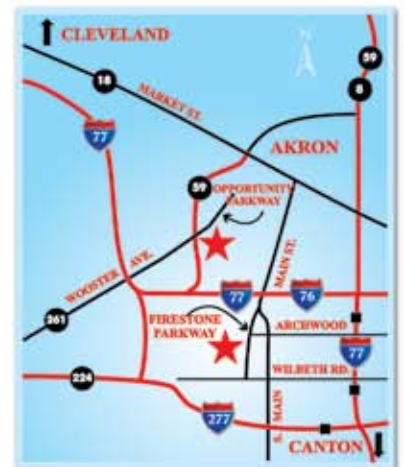


...Firestone Business Centre I & II

1450 and 1500 Firestone Parkway, Akron, 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, lease terms as well as opportunities for expansion for their growing customers.

Strategically located, our Akron properties offer modern office, warehouse and flex space with great freeway access. Akron Business Centre I & II are located directly at the freeway interchange of Rt. 59 and Opportunity Parkway just north of I-77. Firestone Business Centre I & II are located just south of the Firestone plant and I-77. Both properties are minutes from Rt. 8, I-76, I-77, I-277 and I-80 (the Ohio Turnpike).



"The Fogg transaction experience was outstanding! From the beginning with lease negotiations and subsequent design and build experiences we received dedicated and professional level service. I have nothing but high marks for the entire team of service providers." - **Universal Hospital Services**



216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Akron Business Centre I & II, Firestone Business Centre I & 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

Akron Business Centre I and II

- 4.2 acre site at Opportunity Parkway (Wooster Avenue) & Pier Drive
- Located in Downtown Akron
- Adjacent to Innerbelt Expressway (Route 59) and just north of I-77 and I-76

Firestone Business Centre I and II

- 6.3 acre site located at the intersection of Firestone Parkway and Emerling Ave.
- One and a half miles south of I-76, one mile west of I-77 and one mile north of I-277

PROPERTY DATA

- Akron Business Centre I: 35,267 S.F.
- Akron Business Centre II: 37,900 S.F.
- Firestone Business Centre I: 47,500 S.F.
- Firestone Business Centre II: 47,500 S.F.

EAVE HEIGHT

- 20'

COLUMN SPACING

- Akron Business Centre I: 25' x 47'-6" & 25' x 52'-6"
- Akron Business Centre II: 25' x 45' & 25' x 50'
- Firestone Business Centre I & II: 25' x 50'

TRUCK ACCESS/DOORS

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

ROOF

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

EXTERIOR WALLS

Akron Business Centre I and II

- Brick and split face block system
- Dryvit finish concrete block and metal studs

Firestone Business Centre I and II

- Face brick and concrete block system
- 3" interlocking metal panels with a pebble-grained, fluoropolymer finish
- Insulated glass curtain wall framed in tubular bronze aluminum

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard

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 and 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
- Floor: covered with commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames and bronze finish
- Interior Doors: 1-3/8" flush birch doors
- Windows: insulated glass with aluminum tubular
- Plumbing: Water closet and surface mounted lavatory

PARKING & DRIVES

- Automobile Parking: 6" concrete
- Automobile Parking: 4" concrete and asphalt (Firestone Only)
- Truck Drives / Ramps: 7" concrete

UTILITIES

- Electric: Ohio Edison (Akron Business Centre - 208V/3-phase)
- Electric: Ohio Edison (Firestone Business Centre - 277/480V, 3 phase, 4 wire)
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Akron
- Sanitary Sewer: City of Akron
- Storm Sewer: City of Akron



FOR LEASE

10,133 Sq. Ft. Warehouse – Office
300 Opportunity Parkway, Akron, Ohio

Individual Space Specifications

Akron Business Center 1

Office Area:	2,880 SF
Warehouse Area:	<u>7,253</u> SF
Total Area:	10,133 SF
Unit Numbers:	1
Drive-in Doors:	Two (2) 14'x14' overhead doors
Eave Height:	20'
Column Spacing:	25' x 50'
Electricity:	120/208 Volt, 225 Amp, 3 phase, 4 wire service 120/208 Volt, 400 Amp main service
Sprinklers:	Wet / Ordinary Hazard
Estimated Operating Costs:	\$2.20/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 snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.



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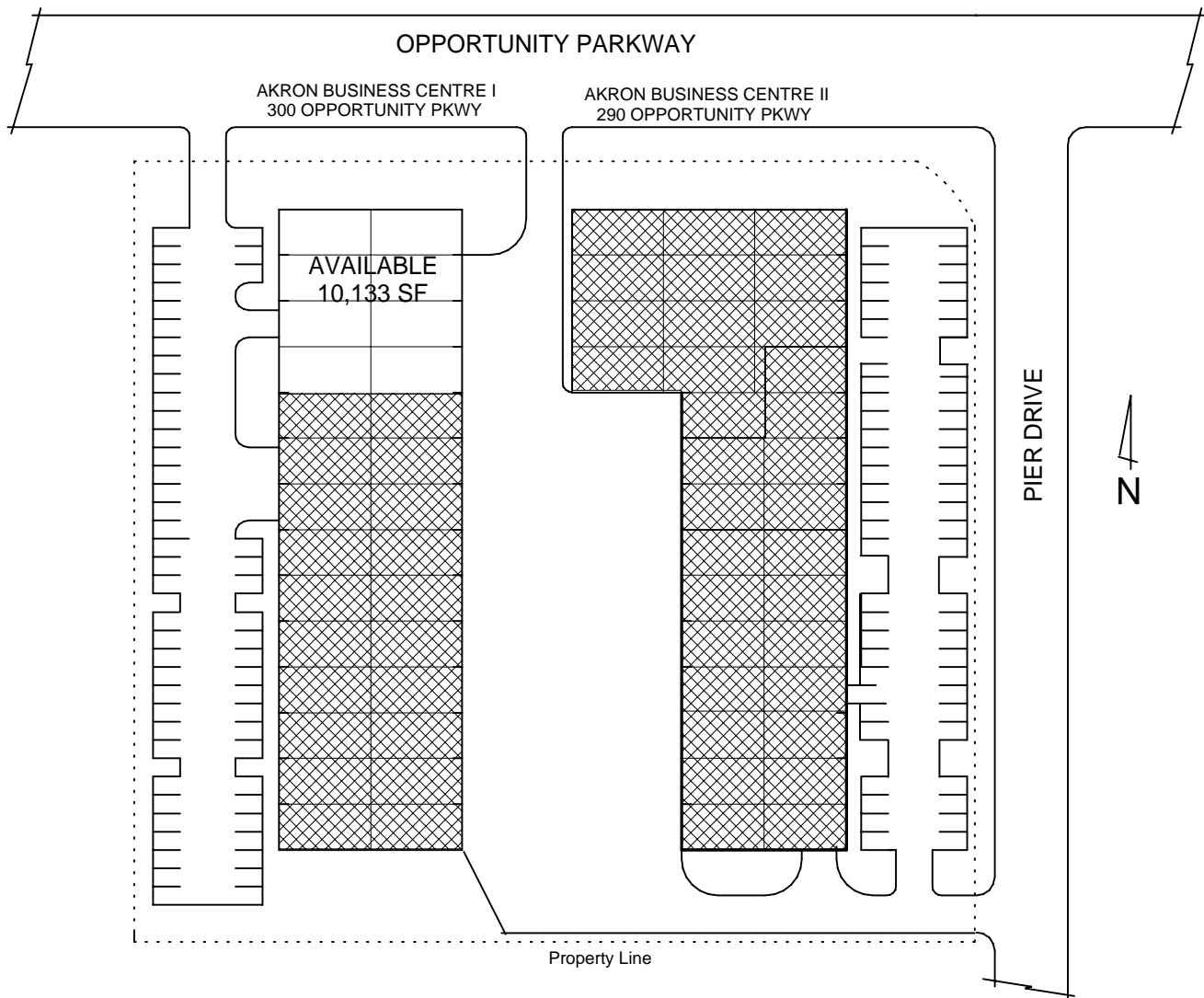
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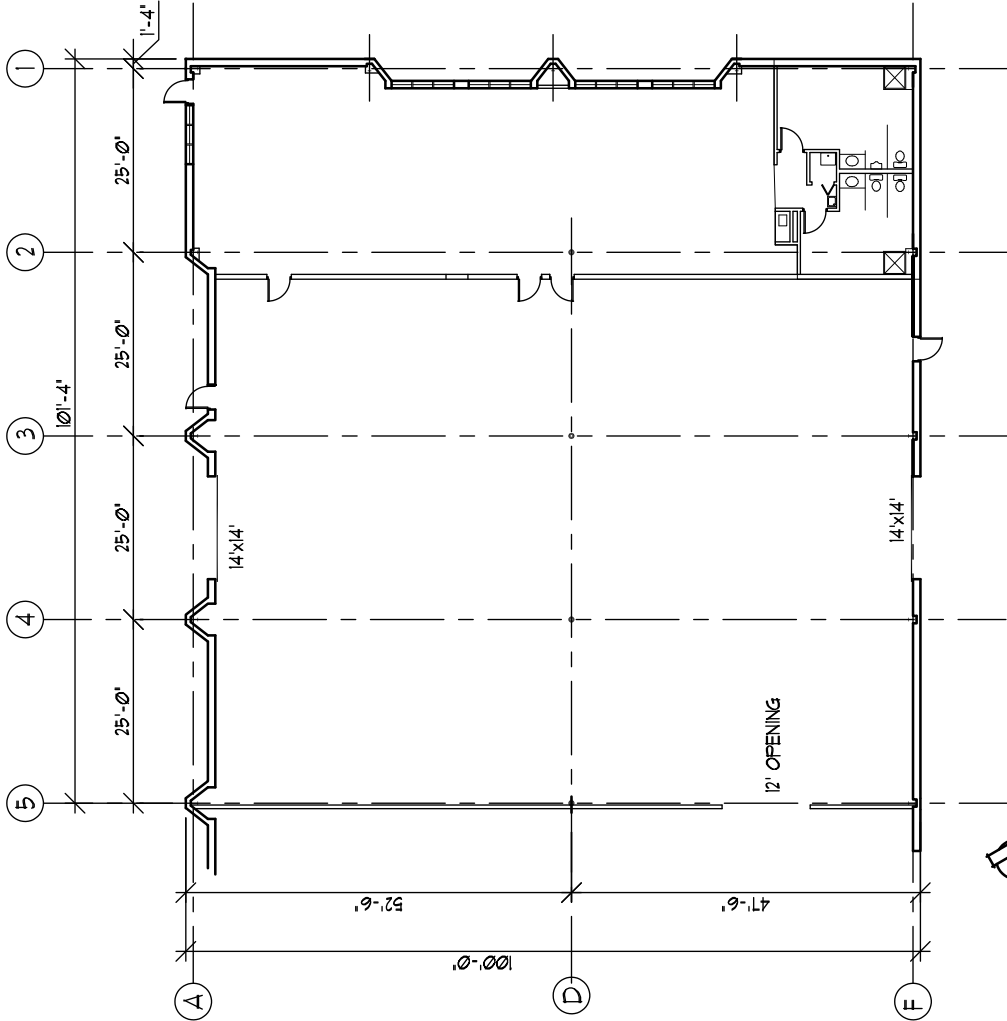
AKRON BUSINESS CENTRE I & II

290 & 300 OPPORTUNITY PARKWAY
AKRON, OH.



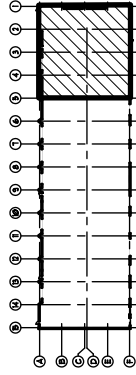
			
ENGINEERS CONTRACTORS DEVELOPERS			
DRAWN	CHECKED	DATE	DRAWING NO.

DESCRIPTION	DATE



FLOOR PLAN
BAYS 1-5

OFFICE	2,880 SF
WHSE.	7,253 SF
TOTAL	10,133 SF



LOCATION PLAN
BAYS 1-5

AKRON BUSINESS CENTRE I
3600 OPPORTUNITY FRONT.
AKRON, OHIO 44307



RAY FOGG BUILDING METHODS, INC.
591 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44115
PHONE (416) 861-7976

DATE	ISSUED	BY	CONTRACT NO.	DATE NO.
DPS	KLC	JAJ	2005	A-1

(216) 351-1916
1-877-729-3644

RAY FOGG CORPORATE PROPERTIES, LLC
391 KEYNOTE CIRCLE, SUITE 15
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