

# flexible spaces all the right places...



## ...Akron Business Centre I & II

290 and 300 Opportunity Parkway, Akron, Ohio

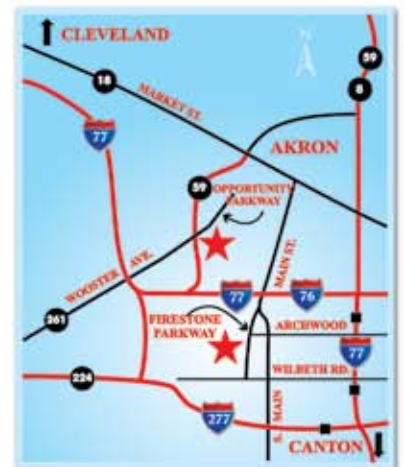


## ...Firestone Business Centre I & II

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  
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# 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***

7,875 Sq. Ft. Warehouse  
290 Opportunity Parkway, Akron, Ohio

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## **Individual Space Specifications**

### **Akron Business Center 2**

<b>Warehouse Total:</b>	7,875 SF - Total
<b>Unit Number:</b>	4
<b>Truck Docks:</b>	Two (2) 8' x 8 overhead doors
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 45'
<b>Electricity:</b>	120/208 Volt, 200 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Estimated Operating Costs:</b>	\$1.76/SF/YR based upon actual costs for 2022.

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.**

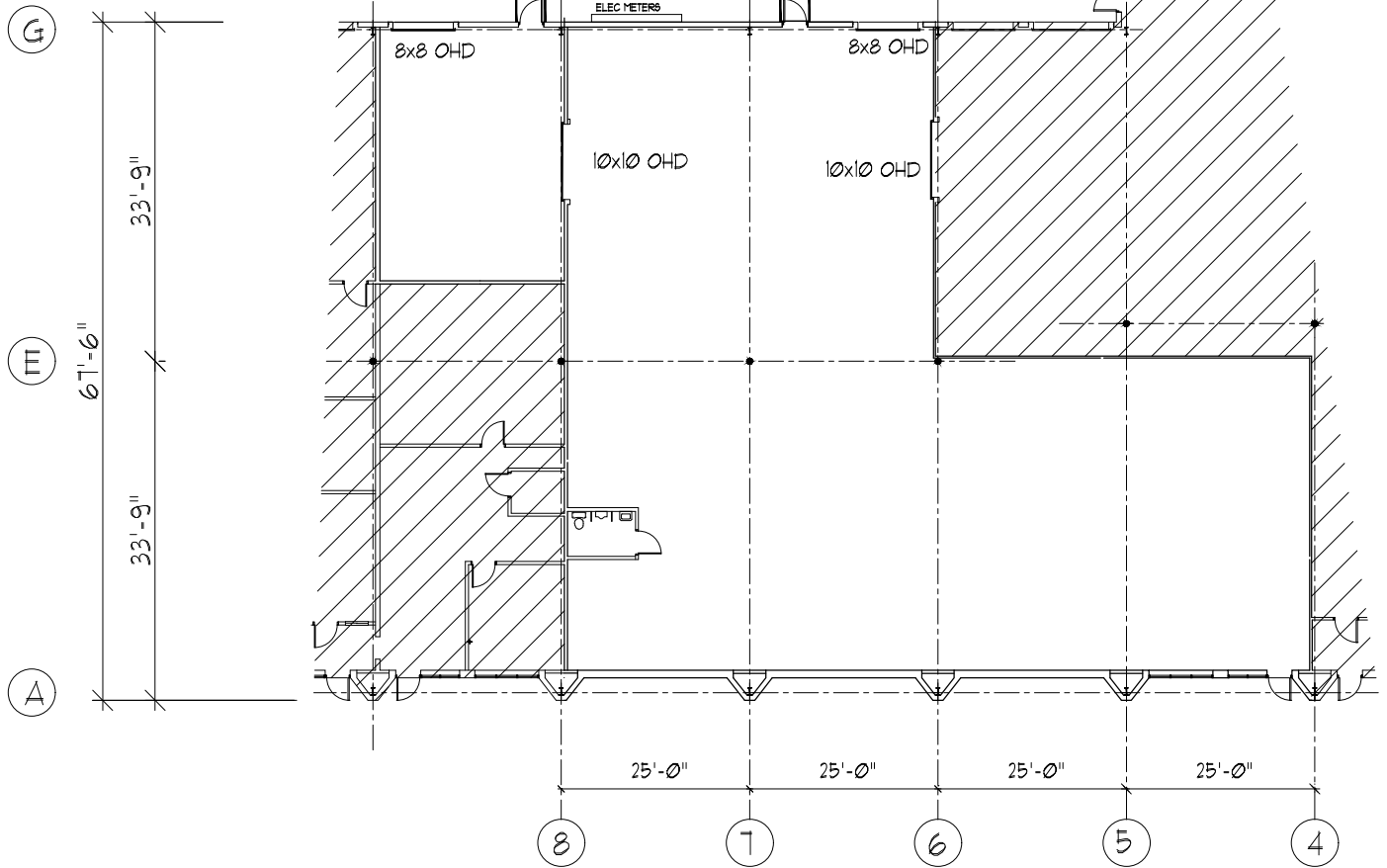
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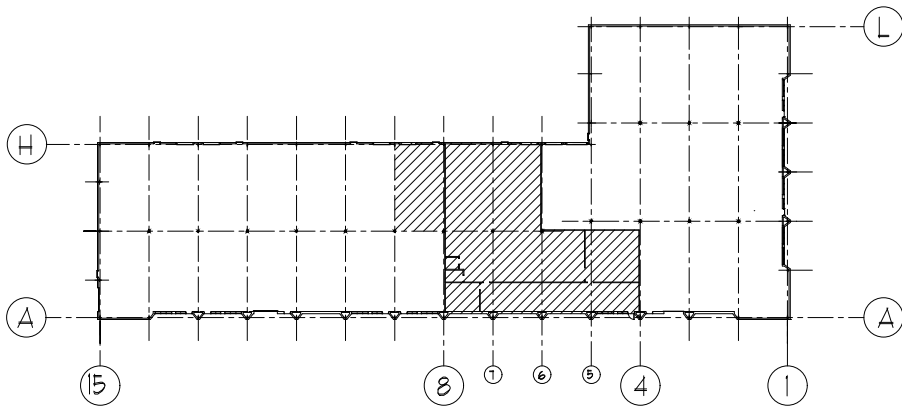
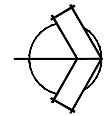
**RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131**

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



FLOOR PLAN

7,875 SF



LOCATION PLAN



AKRON BUSINESS CENTRE II

290 OPPORTUNITY PKWY.  
AKRON, OHIO


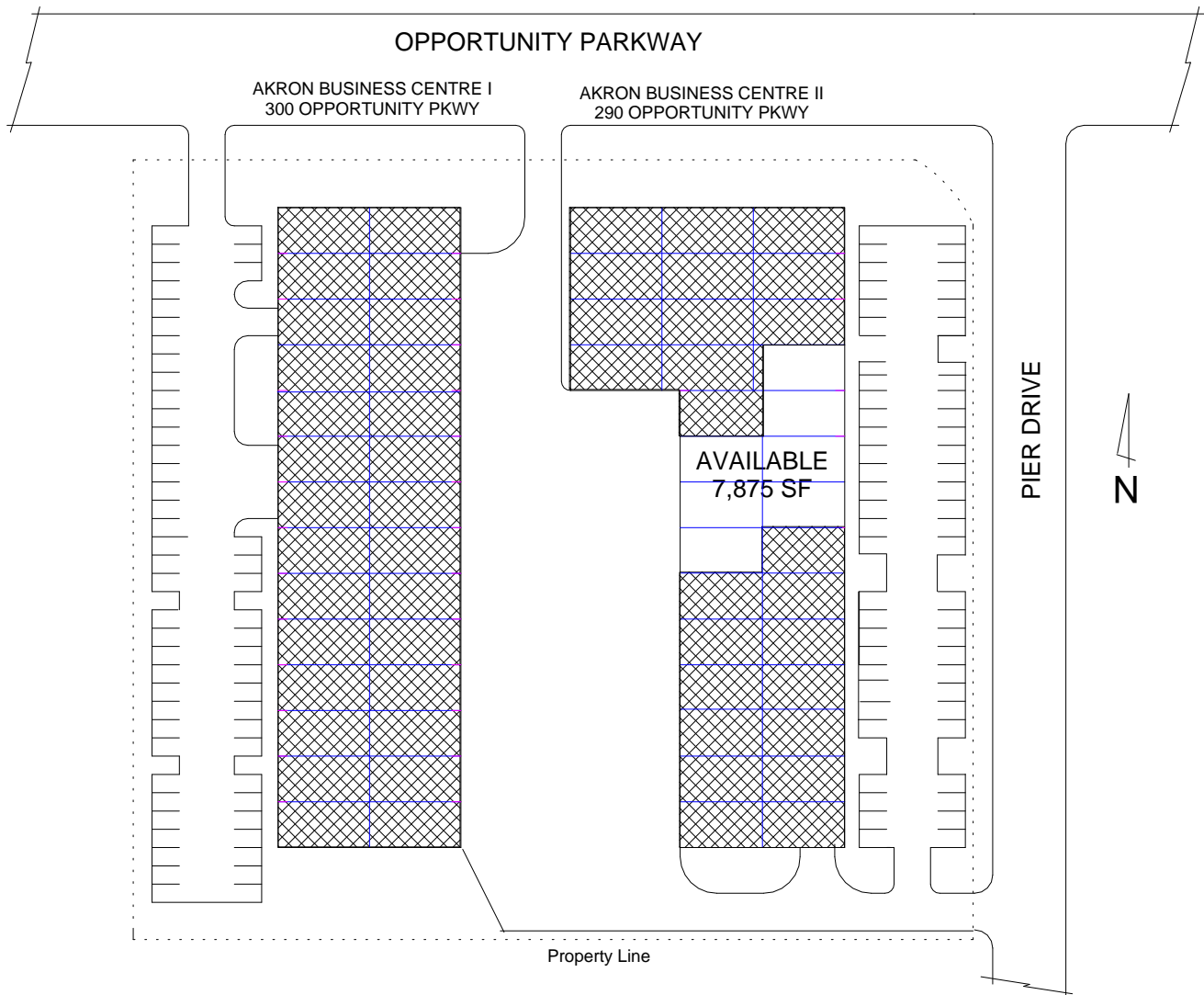
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<b>FOGG</b> <small>MECHANICAL • ELECTRICAL • PLUMBING</small>			
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DATE OF DRAWING	DESIGNED BY	DATE	APPROVED BY
02-15-2011	KLK	6-13-2011	A-1229
			A-1

# AKRON BUSINESS CENTRE I & II

290 & 300 OPPORTUNITY PARKWAY  
AKRON, OH.



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN	CHECKED	DATE	DRAWING NO.