

Amherst Business Center 1



Sandstone Blvd.
Amherst, Ohio

268,159 SF of High Bay Space

- Freeway visibility along State Route 2
- 32' Clear Height
- ESFR Sprinklers
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Within minutes of State Route 2, I-90, State Route 58 and the Ohio Turnpike (I-80)



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

Sandstone Blvd., Amherst, Ohio

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

- Rt. 2 West to R. 58, then North to Cooper Foster Park Rd., then East to Sandstone Blvd.
- Centrally located between Cleveland and Sandusky
- Only 1 mile from Rt. 2 and US Highway 58
- 3 miles from Ohio Turnpike (I-80/90)

PROPERTY DATA

- Total Project 268,159 SF

EAVE HEIGHT

- 38' low side eave, 42' high side eave

CLEAR HEIGHT

- 32'

COLUMN SPACING

- 54' x 50'
- 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 high bay LED fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- Office: All electric heating and air conditioning. (Heating: 68°F temperature difference at 0°F outside; winter; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Indirect fired, natural gas air 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 recessed indirect LED fixtures

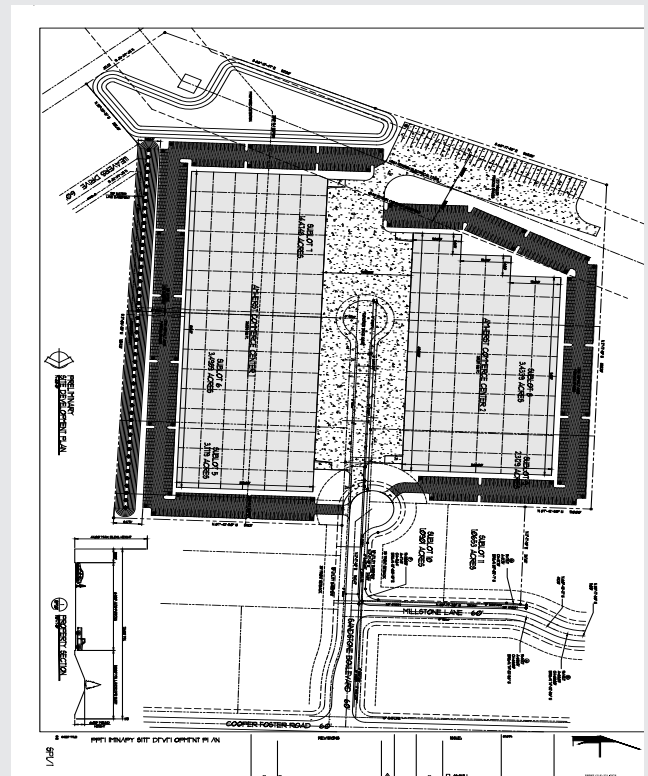
PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives/Aprons: 8" concrete truck dock and drive-in aprons.

UTILITIES - All available at the street

- Electric: City of Amherst (PPA)
- Gas: Columbia Gas
- Water: Amherst Utility
- Sanitary and Storm Sewer: City of Amherst
- Telephone/Data/Fiber: TBD

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



FOR LEASE

268,159 Sq. Ft. Warehouse – Office
Sandstone Blvd., Amherst, Ohio

Individual Space Specifications Amherst Business Center 1

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	268,159 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear Height:	32'
Column Spacing:	54' x 50'; 54' x 60' Speed Bay
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	LED Fixtures
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.43/SF/YR based upon 2023 budget costs and a 5% 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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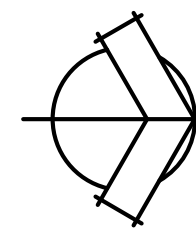
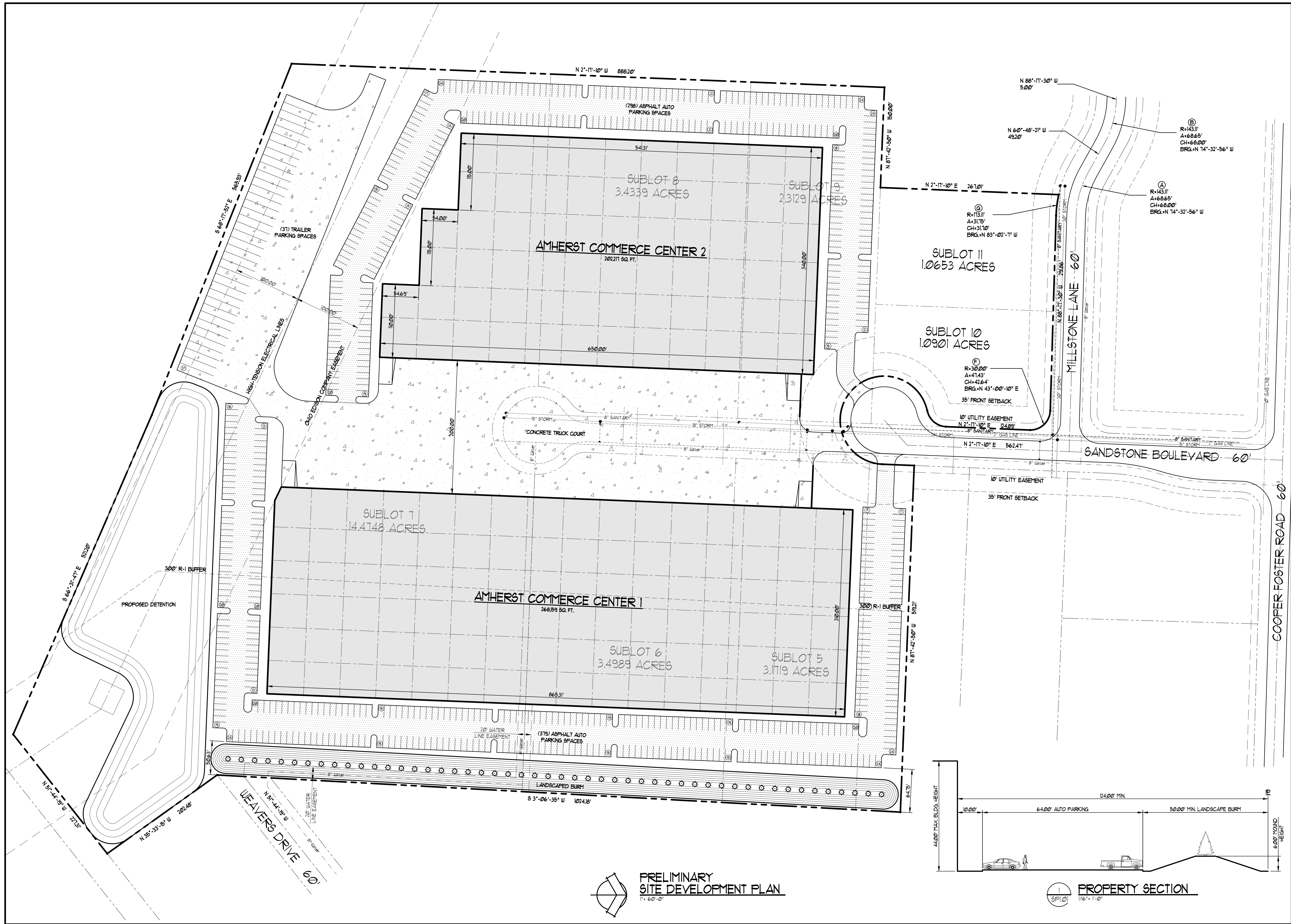
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PRELIMINARY
SITE DEVELOPMENT PLAN
1" = 60'-0"



PROPERTY SECTION
1/16" = 1'-0"

RAY FOGG BUILDING METHODS, LLC.
981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

ENGINEERS • CONTRACTORS • DEVELOPERS

PRELIMINARY SITE DEVELOPMENT PLAN

AMHERST COMMERCE PARK

SANDSTONE BOULEVARD
AMHERST, OHIO 44001

SHEET TITLE
PROJECT TITLE

SHEET NO.
5P1.01

REVISIONS

REV.	DATE	DESCRIPTION
1	07/12	SCHEMATIC DESIGN
2	09/16/22	DESIGN DEVELOPMENT
3		BIDDING
4		BUILDING PERMIT
5		CONSTRUCTION
6		AS-BUILT

ISSUE:

DATE	AUTHORIZED USE
07/12	SCHEMATIC DESIGN
09/16/22	DESIGN DEVELOPMENT
	BIDDING
	BUILDING PERMIT
	CONSTRUCTION
	AS-BUILT

DATE

DRWN BY

CHKD BY

PROJ NO

07/12

TDG

MM
