

Bluestone Business Center 7 New Construction!

...Bluestone Business Center 7
27000 Bluestone Blvd. Euclid, Ohio



351,512 SF of High Bay Space

- 32' Clear Height
- Cross-Dock Facility
- 100 Dock Positions Available
- 102 Additional Trailer Parking Spaces Available
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 100% Real Estate Tax Abatement for 15 Years
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Northfork Southern & CSX Railroad Available
- Easy Access to I-90 & I-271
- Within Minutes of Downtown Cleveland, I-77, I-71, I-480, I-80, Cleveland Hopkins, Burke Lakefront Airport, and Cuyahoga County Airport



216.351.7976
fogg.com

"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**

STANDARD BUILDING SPECIFICATIONS

Bluestone Business Center 7

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

- Extremely well-located directly at the E. 260th St. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland

PROPERTY DATA

- Total Project 351,512 SF

CLEAR HEIGHT

- 32'

COLUMN SPACING

- 54' x 47'-6"; 54' - 60' Speed Bay

TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors

ROOF

- 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: gas-fired furnace with electric heat pump (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: 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" (2'x4') 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 LED lighting

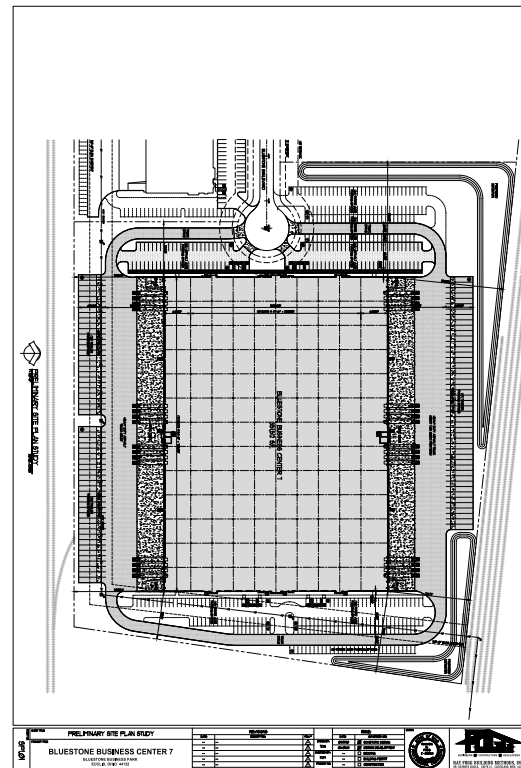
PARKING & DRIVES

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

UTILITIES

- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- Water: City of Cleveland
- Sanitary Sewer & Storm: City of Euclid
- Telephone: AT&T

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



FOR LEASE

351,512 Sq. Ft. Warehouse – Office
27000 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Bluestone Business Center 7

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	351,512 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear:	32'
Column Spacing:	54' x 47' 6"; 54' x 60' Speed Bay
Electricity:	800 AMP, 480/277 Volt, 3 phase, 4 wire service
Lighting:	Energy Efficient LED lighting
Sprinklers:	Wet / Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.20/SF/YR based upon budgeted costs for 2021.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the adjacent building. 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.

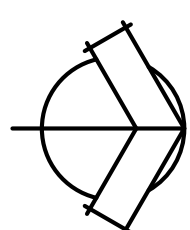
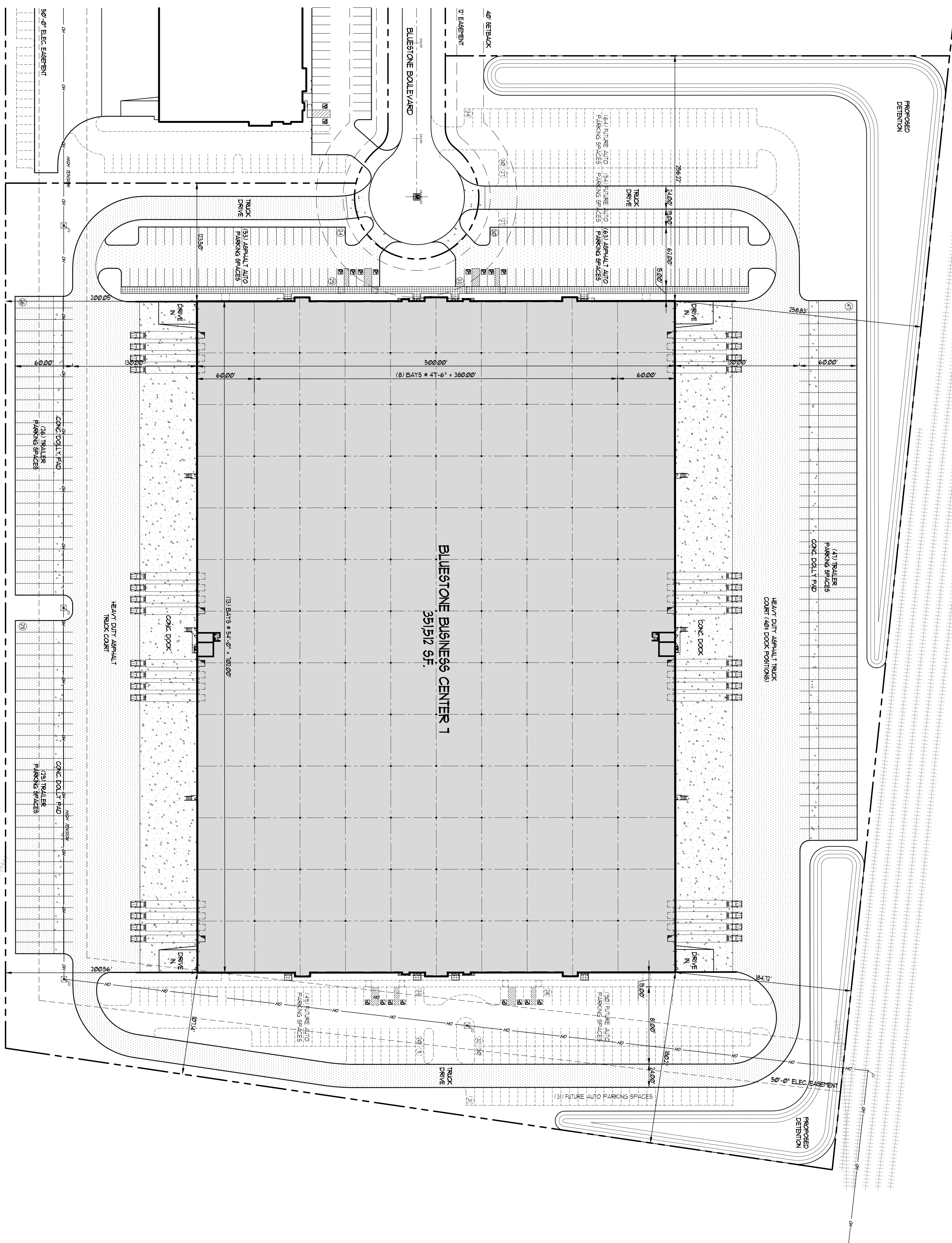
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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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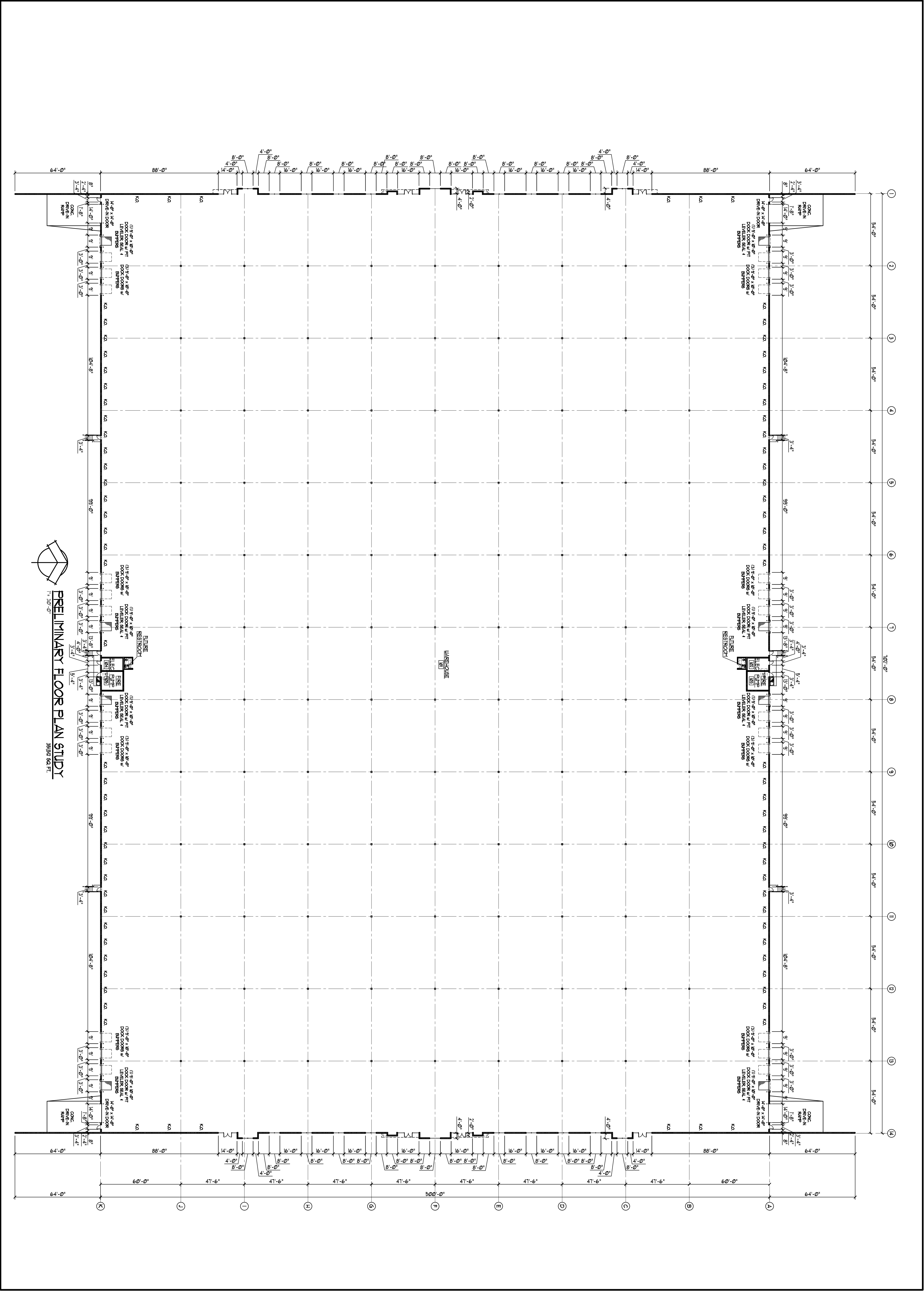


PRELIMINARY SITE PLAN STUDY

218702 ACRES

SHEET NO. SP101	SHEET TITLE PRELIMINARY SITE PLAN STUDY	REVISIONS			ISSUE:		STAMP: 	
	PROJECT TITLE BLUESTONE BUSINESS CENTER 7 BLUESTONE BUSINESS PARK EUCLID, OHIO 44132	DATE:	DESCRIPTION:	REV. *	DATE:	AUTHORIZED USE:		
		--	--	△	DRAWN BY:	☒ SCHEMATIC DESIGN		
		--	--	△	TDG	☒ DESIGN DEVELOPMENT		
		--	--	△	06/09/21	☐ BIDDING		
		--	--	△	MJM	☐ BUILDING PERMIT		
		--	--	△	PROJECT NO.	☐ CONSTRUCTION		
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RAY FOGG BUILDING METHODS, INC. 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131 PHONE (216) 351-7976		
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SHEET NO. A1.01	SHEET TITLE FLOOR PLAN	REVISIONS			ISSUE:		STATE OF OHIO RAYMON FOGG E-28956 REGISTERED PROFESSIONAL ENGINEER	 ENGINEERS • CONTRACTORS • DEVELOPERS RAY FOGG BUILDING METHODS, INC. 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131 PHONE (216) 351-7976
	PROJECT TITLE BLUESTONE BUSINESS CENTER 7 BLUESTONE BUSINESS PARK EUCLID, OHIO 44132	DATE:	DESCRIPTION:	REV. #	DATE:	AUTHORIZED USE:		
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		--	--	△	CHECKED BY: MJM	06/09/21 □ DESIGN DEVELOPMENT		
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