

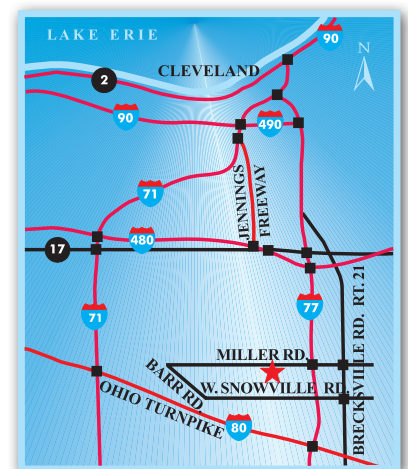
flexible spaces all the right places...



...6101 West Snowville Road
Brecksville, 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 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/laboratory 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
fogg.com

STANDARD BUILDING SPECIFICATIONS

6101 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

- 5 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 Brecksville Road
- Centrally located between Cleveland and Akron

PROPERTY DATA

- Office: 13,511 SF
- Manufacturing/Warehouse/Laboratory: 30,480 SF
- Mezzanine: 2,392 SF
- Total: 46,383 SF

EAVE HEIGHT

- 28'

COLUMN SPACING

- 20' x 60' and 20' x 50'
- 40' x 60' and 40' x 50'

CRANE BAY

- 7.5 ton capacity overhead crane; 50' span; run is approximately 200'

WAREHOUSE LIGHTING

- T8 High Output Highbay fluorescent fixtures and 8' strip fixtures with T8 electronic instant start ballasts and high lumen lamps

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
- Warehouse: Insulated metal panel, 2" standing seam

FLOOR

- 6" Reinforced concrete
- Floor drains

SPRINKLER SYSTEM

- Wet / Ordinary hazard

EXTERIOR WALLS

- Warehouse: insulated metal panel
- Office: masonry

INTERIOR WAREHOUSE WALLS

- Metal liner panel
- 8" concrete block
- Drywall demise wall

HVAC

- Warehouse: gas-fired unit heaters
- 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)
- Exhaust fans

OFFICE AREAS

- Partitions: 1/2" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid system
- Floor: commercial grade carpet or vinyl 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: high lumen T8 lamps and instant start, electronic ballasts

PARKING & DRIVES

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

UTILITIES

- Electric: 277/480 Volts, 2,200 AMPS- 3-Phase, 4-Wire Service
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland (main - 16")
- Sanitary & Storm Sewer: City of Cleveland



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

FOR LEASE

46,383 Sq. Ft. Warehouse – Office
6101 West Snowville Rd., Brecksville, Ohio

Individual Space Specifications Brecksville Building Two

Office Area:	13,511 SF
Warehouse Area:	30,480 SF
Mezzanine Area:	<u>2,392</u> SF
Total Area:	46,383 SF
Unit Number:	6101
Drive-in Doors:	One (1) 12' x 14' overhead door
Truck Docks:	Two (2) 8' x 8' with pit leveler One (1) 8' x 12' with edge-o-dock leveler
Eave Height:	28'
Crane:	7.5 Ton; 50' Span 200' Run
Column Spacing:	20' x 50' and 20' x 60'; 40' x 50' and 40' x 60'
Electricity:	277/480, 2,200 AMPS, 3-Phase, 4-Wire Service
Lighting:	Office: High Lumen T8 lamps and instant start, electronic ballasts; Warehouse: T8 High Output Highbay fluorescent fixtures and 8' strip fixtures with T8 electronic instant ballasts and high lumen lamps.
Sprinklers:	Wet / Ordinary Hazard
Estimated Operating Costs:	\$2.87 SF/YR based upon actual expenses 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 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.

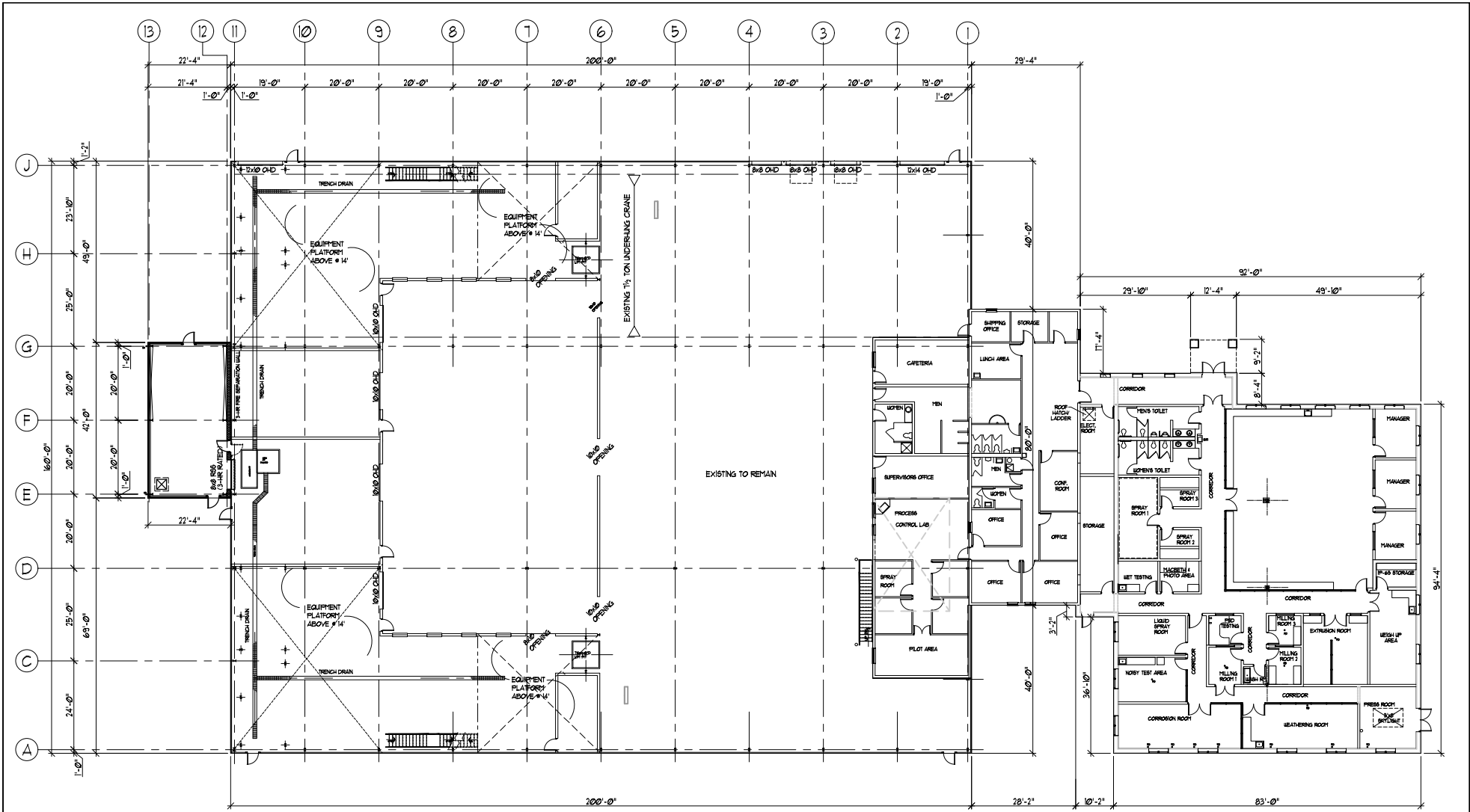


flexible spaces
all the right places.

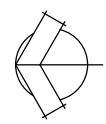
Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Tom Blaz, Leasing Associate
216-351-7976, ext. 273
tblaz@fogg.com

fogg.com



MEZZANINE	=	2,392 SF
OFFICE/LAB	=	13,511 SF
WAREHOUSE	=	30,480 SF
TOTAL	=	46,383 SF



FLOOR PLAN

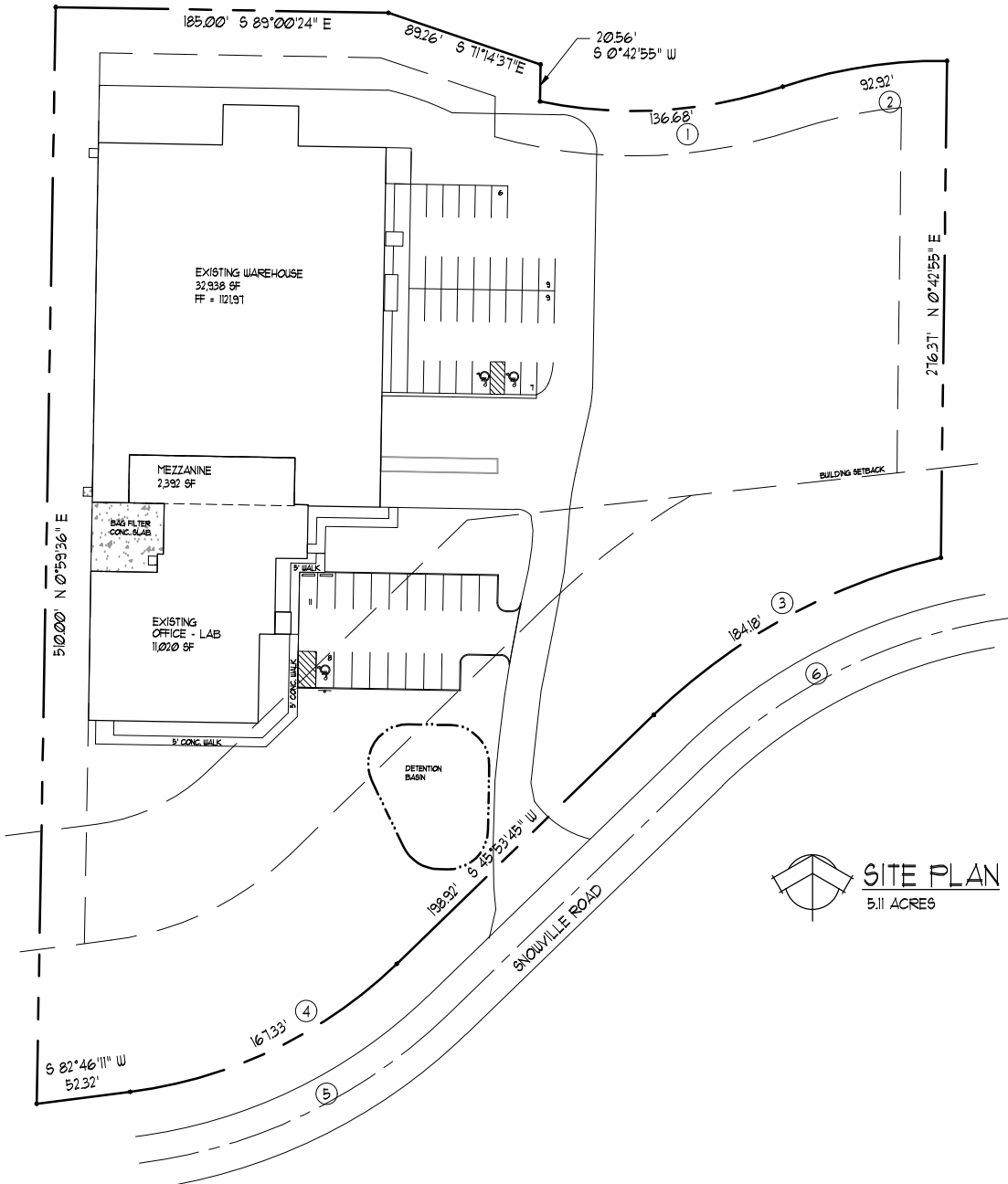
FOGG BRECKSVILLE DEVELOPMENT CO.
 6101 WEST SNOWVILLE ROAD
 BRECKSVILLE, OHIO

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

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

RAY FOGG ENGINEERING & DEVELOPMENT, INC.
 100 EAST MAIN STREET, SUITE 210, BRECKSVILLE, OHIO 43109
 PHONE (614) 885-8000

DATE	BY	NO.	DESCRIPTION	SCALE
TDG	KLK	10-11-2021		SP-1



<p>①</p> <p>R = 260.00' Δ = 30°0'13" A = 136.68' C = 135.11' CB = N 86°30'40" E</p>	<p>③</p> <p>R = 342.60' Δ = 30°48'09" A = 184.18' C = 181.91' CB = S 61°11'50" W</p>	<p>⑤</p> <p>R = 300.00' Δ = 36°52'58" A = 193.01' C = 189.76' CB = S 64°19'58" W</p>
<p>②</p> <p>R = 276.37' Δ = 19°15'51" A = 92.92' C = 92.48' CB = N 81°05'00" E</p>	<p>④</p> <p>R = 260.00' Δ = 36°52'26" A = 167.33' C = 164.46' CB = S 64°19'58" W</p>	<p>⑥</p> <p>R = 302.60' Δ = 44°49'10" A = 236.71' C = 230.72' CB = S 68°10'20" W</p>

MEZZANINE	=	2,392 SF
OFFICE/LAB	=	11,020 SF
WAREHOUSE	=	32,938 SF
TOTAL	=	46,350 SF

 **SITE PLAN**
5.11 ACRES

FOGG BRECKSVILLE DEVELOPMENT CO.
6101 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



DATE	DESIGNED BY	CHECKED BY	DATE
10-01-2018	TDG	KLK	08-01-2018