

Bluestone Business Center 2



...Bluestone Business Center 2
26555 Bluestone Blvd. Euclid, Ohio

- 32' Clear Height
- 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
- 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



"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



CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

26555 Bluestone Blvd. Bluestone Business Center 2

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.



flexible spaces
all the right places.

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 127,020 SF

EAVE HEIGHT

- 34' low side eave, 40' high side eave

CLEAR HEIGHT

- 32' dock staging to 36' high side

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 and high speed roll 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

- LED Lighting

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: Direct fired, natural gas High Temperature Heating & Ventilation 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 T-8 recessed fluorescent lighting

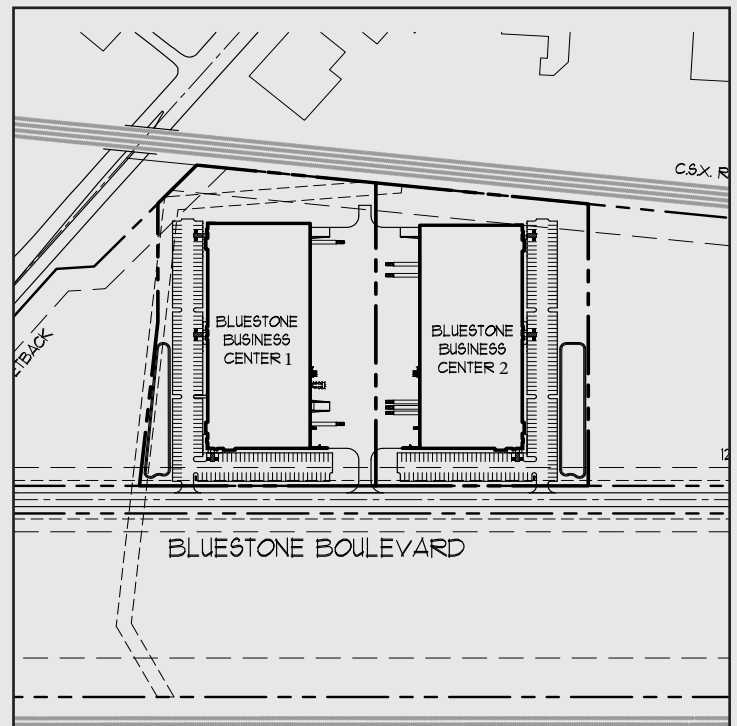
PARKING & DRIVES

- 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

84,609 Sq. Ft. Warehouse – Office
26555 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications Bluestone Business Center 2

Office Area:	4,868 SF
Warehouse Area:	79,449 SF
Shared Area:	<u>292</u> SF
Total Area:	84,609 SF
Drive-in doors:	One (1) 12' x 14 door, Six (6) 12' x 12' doors
Truck Docks:	One (1) 9' x 10' dock and Eight (8) 9' x 10' docks with levelers
Eave Height:	36' - 40' (32' to 36' clear height)
Column Spacing:	54' x 50'; 54' x 60' Speed Bay
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	LED Lighting
Sprinklers:	Wet / Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.30/SF/YR based upon budgeted costs for 2023.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for 2022 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.

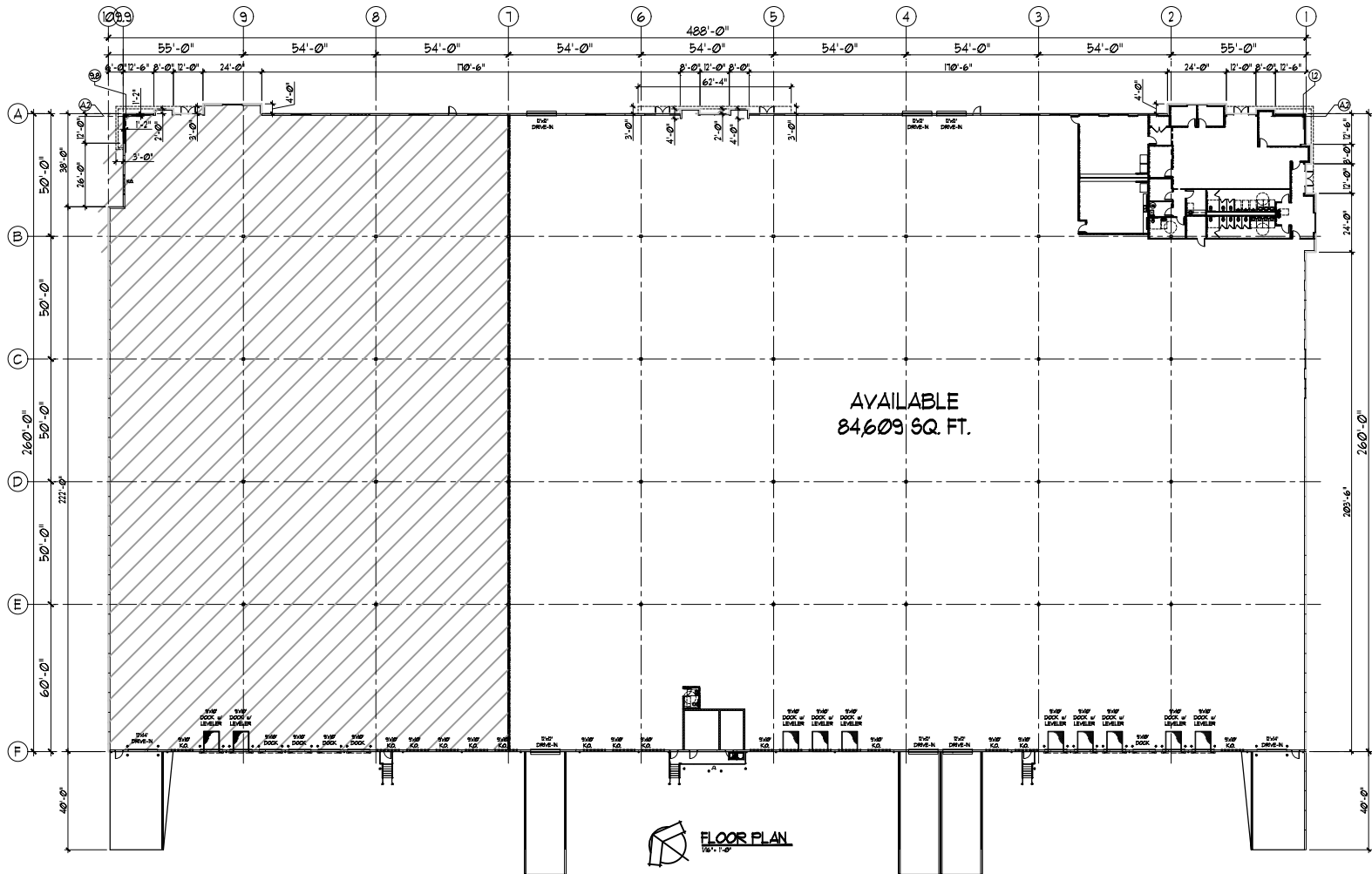


flexible spaces
all the right places.

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

Tom Blaz, Director of Leasing & Sales
216-351-7976, ext 273
tblaz@fogg.com

fogg.com



FLOOR PLAN
10'-1/2"

TOTAL AREA = 127,020 SF

 LEASED

BLUESTONE BUSINESS CENTER 2
26555 BLUESTONE BLVD.
EUCLID, OHIO 44132

RAY FOGG CORPORATE PROPERTIES, LLC
381 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

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

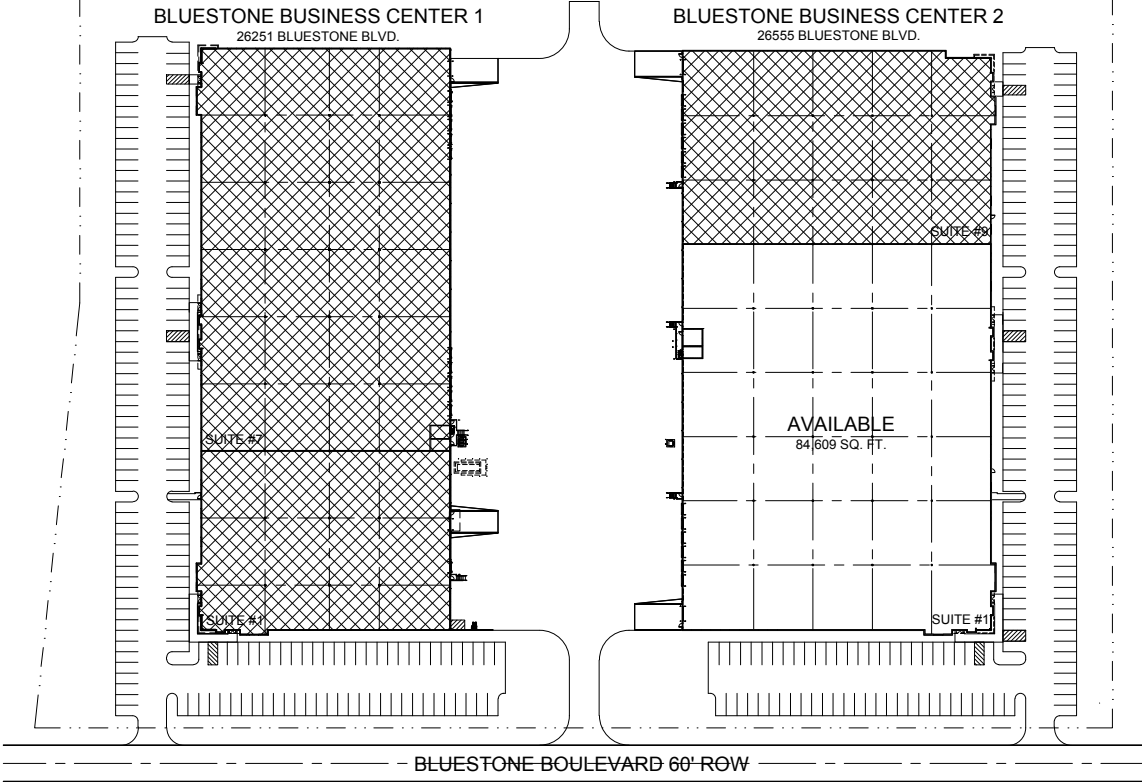
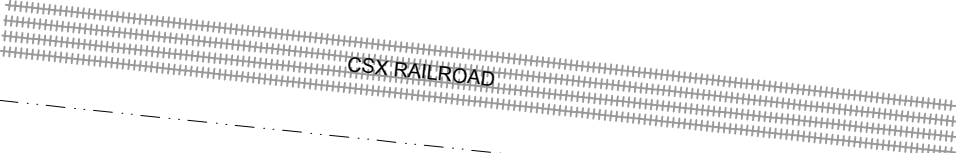



RAY FOGG BUILDING SERVICES, INC.
200 WESTPORT AVENUE, SUITE 115, BROOKLYN HEIGHTS, OHIO 44131
770000 0000 000-0000

DATE	BY	TYPE	REVISION NO.	ISSUE NO.
TDG		11-16-2022		

BLUESTONE BUSINESS CENTER I & II

Bluestone Boulevard
Euclid, Ohio 44132





ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		11-16-22	BLUESTN1-2