

Bluestone Business Park

A Sustainable Re-development



Bluestone Business Park is extremely well located at the I-90/Rt. 2 interchange at E. 260th Street in the pro-business community of Euclid, Ohio. It is served by two (2) major rail lines (CSX and Norfolk Southern). The park is located within a Community Reinvestment Area (CRA), which will provide 100% real estate tax abatement on improvements for 15 years. Developed sites up to 39 acres are available.

"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**



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STANDARD SPECIFICATIONS

Bluestone Business Park

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



Features of the park include:

- 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
- Zoned for industrial use
- The site has the very unusual benefit of being served by two (2) railroads (CSX and Norfolk Southern)
- Sites up to 39 acres are available
- The property is located within a Community Reinvestment Area (CRA) which offers 100% abatement of real estate taxes on improvements for 15 years
- All sites will be fully developed with all utilities available

- All projects in the park will feature "green design" with at least Silver LEED certification
- The park is located in the pro-business community of Euclid, a suburb of Cleveland, Ohio.
- The Greater Cleveland area offers the following benefits:
 - Affordable housing
 - Affordable cost of living
 - Easy commutes
 - World class manufacturing
 - An established labor pool
 - Health care & finance industries
 - Major airline hub
 - Regional transit systems
 - Major sports teams
 - The Pro Football Hall of Fame
 - The Rock and Roll Hall of Fame
 - A world class orchestra
 - World class museums
 - Lake Erie

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