

# flexible spaces all the right places...



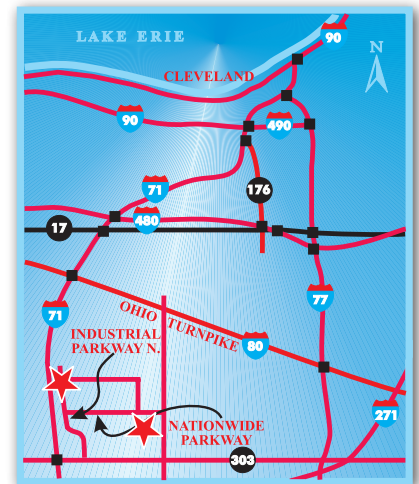
...Brunswick Business Centre I & II  
2774 & 2792 Nationwide Parkway



...Brunswick Business Centre III & IV  
1126 & 1130 Industrial Parkway

**“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.

Well located near the intersection of I-71 and State Rt. 303 in Brunswick, Ohio, Fogg’s properties are within the thriving Brunswick Industrial Park. The park is located within minutes of the Ohio Turnpike I-80, I-71 and Cleveland Hopkins International Airport. These office/warehouse buildings are designed to be easily altered to fit a variety of distribution and light manufacturing uses.



“I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with.”

- **E & R Industrial**

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - **Virginia Tile Company**



**216.351.7976**  
**fogg.com**

# STANDARD BUILDING SPECIFICATIONS

## Brunswick Business Centre I, II, III & IV

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

- Located in the Brunswick Industrial Park at the four way interchange of I-71 and Rt. 303
- Easy access to I-71, Ohio Turnpike I-80, I-271 and West 130th St.

#### Brunswick Business Centre I & II

- 6.23 acre site fronting onto West 130th St. & Nationwide Parkway in Brunswick, Ohio

#### Brunswick Business Centre III & IV

- 6.18 acre site fronting onto Industrial Parkway North and I-71 in Brunswick, Ohio

### PROPERTY DATA

- Brunswick Business Centre I: 39,360 SF
- Brunswick Business Centre II: 49,700 SF
- Brunswick Business Centre III: 40,213 SF
- Brunswick Business Centre IV: 40,213 SF

### EAVE HEIGHT

- 20'

### COLUMN SPACING

- Brunswick Business Centre I: 25' x 40'
- Brunswick Business Centre II: 25' x 50'
- Brunswick Business Centre III & IV: 25' x 40'

### TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel: 20 gauge plush hollow metal doors

### ROOF

- 2" standing seam, 24 gauge aluminized steel, single-sloped with 4" vinyl faced insulation (U = .08; R = 13)

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### EXTERIOR WALLS

#### Brunswick Business Centre I & II

- 3" interlocking metal panels with 3" insulation (U = .10; R = 10) and a pebble-grained, fluoropolymer finish
- Dryvit wall systems

#### Brunswick Business Centre III & IV

- 3" interlocking metal facade panels with pebble-grained, fluoropolymer finish and 3" insulation (U=10; R=10)
- Prepainted aluminum clad Weyerhaeuser Panel 15

### HVAC

- Warehouse: gas-fired unit heater, (Heating: 60°F temperature difference at 0°F outside)
- Office: gas-fired furnace with electric air conditioner, (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)

### OFFICE AREAS

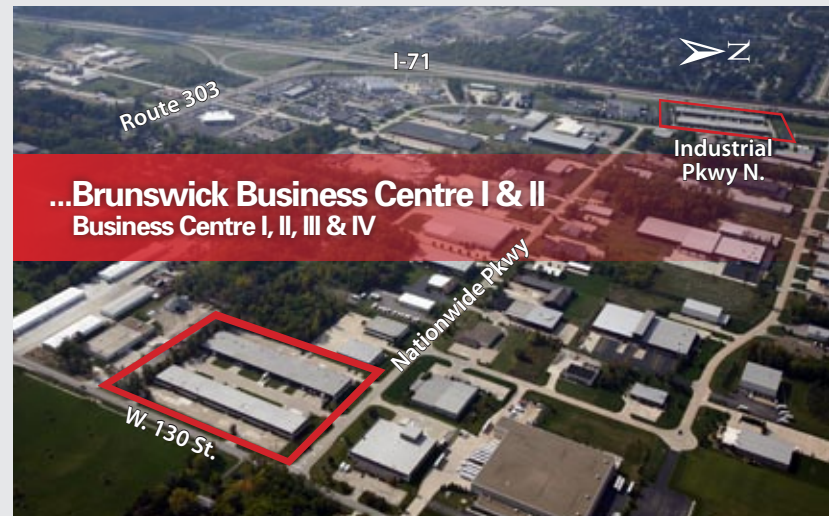
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid System
- Floor: commercial grade carpeting or vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory

### PARKING & DRIVES

- Automobile Parking: 4" concrete
- Truck Drives / Ramps: 7" concrete in truck drives and docks

### UTILITIES

- Electric: Ohio Edison
- Gas: Columbia Gas of Ohio
- Telephone: Verizon
- Water: City of Cleveland (main - 12")
- Sanitary Sewer: City of Brunswick (main - 10")
- Storm Sewer: Medina County



216.351.7976  
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# ***FOR LEASE***

**6,000 Sq. Ft. Warehouse – Office**  
1126 Industrial Parkway N., Brunswick, Ohio 44212

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## **Individual Space Specifications**

### **Brunswick Business Centre 3**

<b>Office Area:</b>	1,500 SF
<b>Warehouse Area:</b>	<u>4,500</u> SF
<b>Total Area:</b>	6,000 SF
<b>Unit Number:</b>	10
<b>Drive-in Doors:</b>	One (1) 12' x 14' overhead door
<b>Truck Docks:</b>	One (1) 8' x 10' overhead door with dock leveler, seal and restraint
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 40'
<b>Electricity:</b>	480/277 Volt, 400 Amp, 3 phase, 4 wire service & 208/120 Volt, 200 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Estimated Operating Costs:</b>	\$2.61/SF/YR based upon actual costs 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 snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.



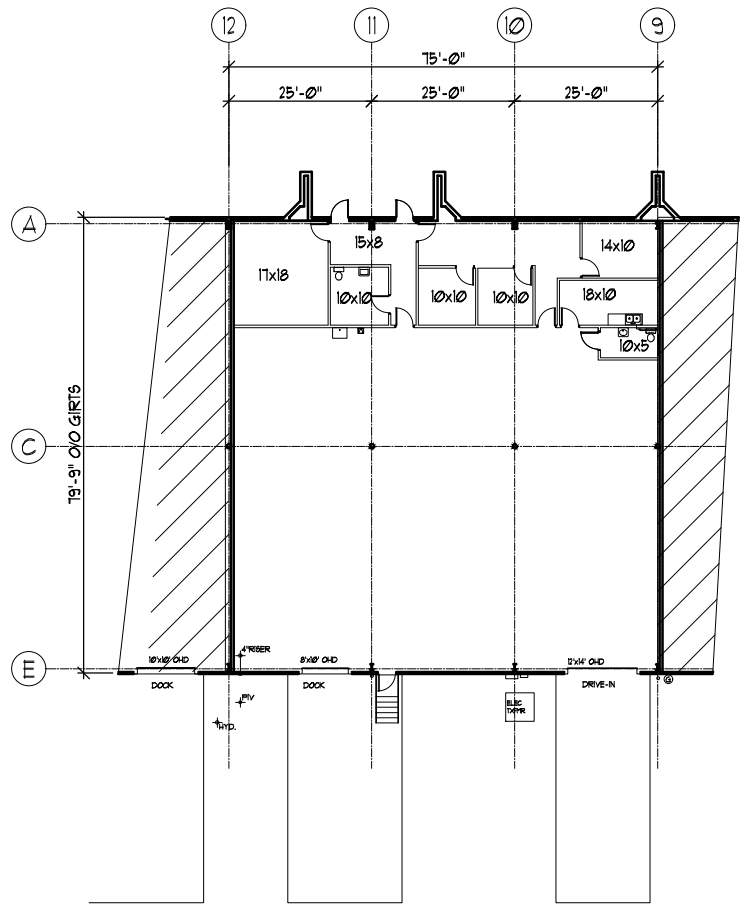
**flexible spaces**  
**all the right places.**

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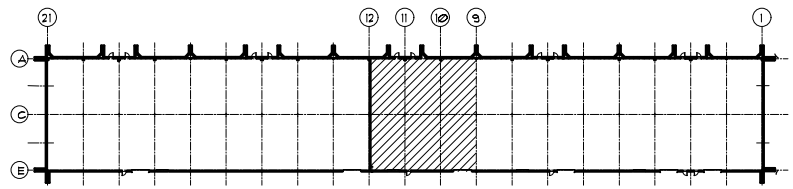
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REVISIONS	DATE



 **FLOOR PLAN**

OFFICE AREA = 1500 SF  
 WAREHOUSE AREA = 4500 SF  
 TOTAL AREA = 6000 SF



 **KEY PLAN**  
BAYS 9-12

**BRUNSWICK BUSINESS CENTRE III**  
 1126 INDUSTRIAL PARKWAY NORTH  
 BRUNSWICK, OHIO

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

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

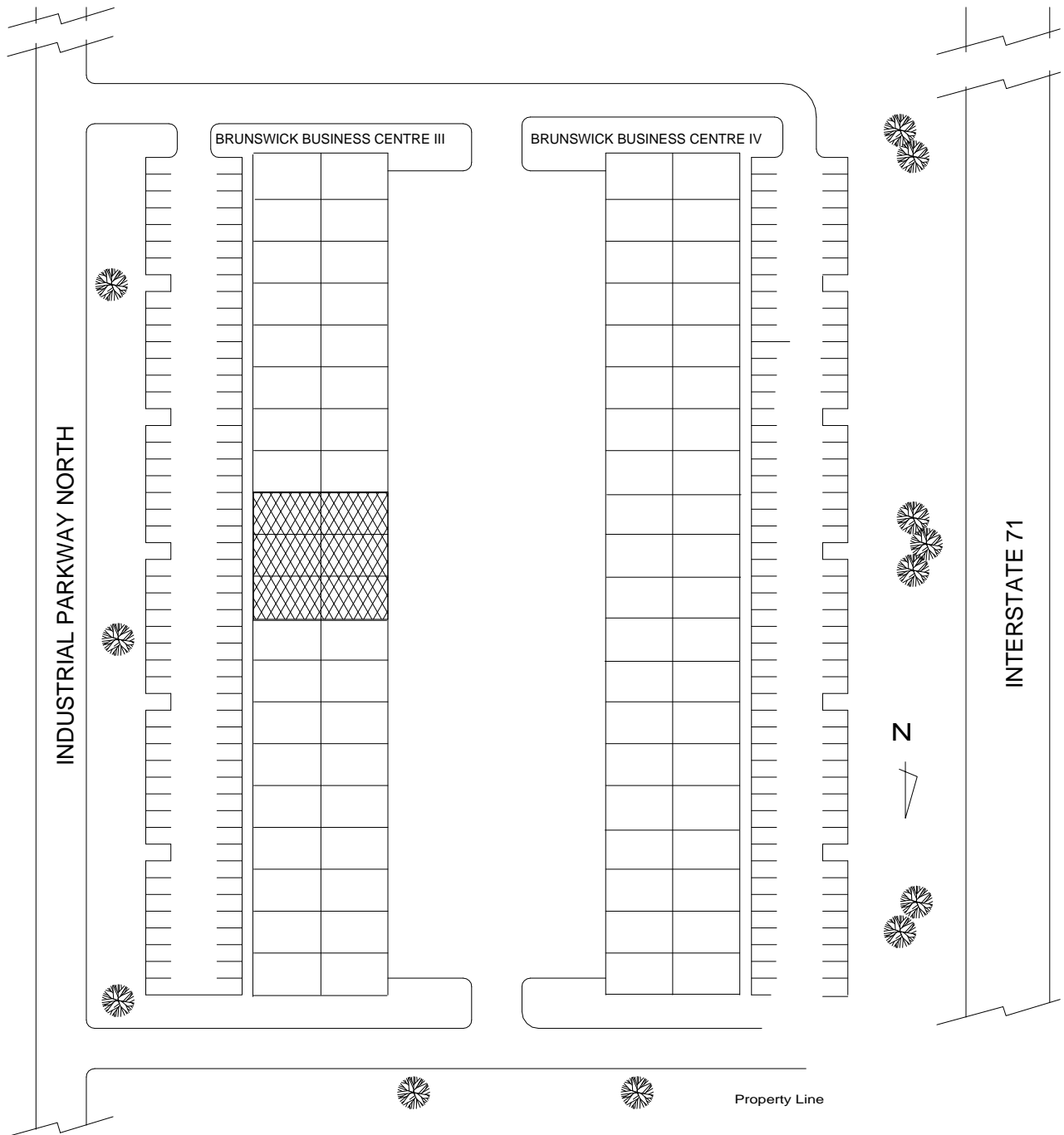
**FOGG**  
 CONSTRUCTION • DEVELOPMENT • SERVICE

**RAY FOGG MULTIFAMILY PARTNERS, INC.**  
 10000 WOODLAND DRIVE, SUITE 100, CLEVELAND, OHIO 44130  
 (216) 491-1979

DATE	BY	APP. BY	REVISIONS	DATE
DMS	KLK	10-30-2009	A-1318	A-1

# BRUNSWICK BUSINESS CENTRE III&IV

1126-1130 INDUSTRIAL PARKWAY NORTH  
BRUNSWICK, OHIO 44212



6,000 SF

**FOGG**  
ENGINEERS CONTRACTORS DEVELOPERS

DRAWN	CHECKED	DATE	DRAWING NO.
FF		021706	BRUN34-D