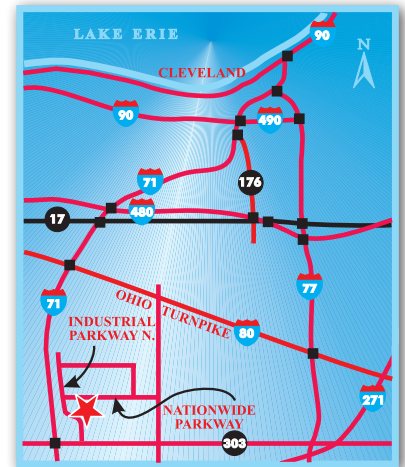


flexible spaces all the right places...

...Brunswick Development
3048 Nationwide 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.



“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
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STANDARD BUILDING SPECIFICATIONS

Brunswick Development

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.
- Fronting onto Nationwide Parkway in Brunswick, Ohio

PROPERTY DATA

- Building Dimensions: 159' x 310'4"
- Office: 1,990 SF
- Warehouse: 47,353 SF
- Mezzanine: 1,490 SF
- **Total Without Expansion: 50,833 SF**
- Expansion Possible: 15,827 SF
- **Total With Expansion: 66,660 SF**

CLEAR HEIGHT

- 28'6" (24' Clear)

COLUMN SPACING

- 25'8" x 40'
- 25' x 50'
- 25' x 69'

TRUCK ACCESS/DOORS

- Truck docks with 9' x 10' insulated metal industrial doors (with mechanical dock levelers and perimeter seals)
- Drive-Ins with 12' x 14' insulated metal industrial doors (motor operated)
- 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

- 6" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard: Designed to accommodate rack storage of a class 1 commodity to the maximum elevation of 23'

HVAC

- Office: gas-fired furnace with electric air conditioner, (Heating: 70°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: gas-fired unit heater, (Heating: 60°F temperature difference at 0°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 satin latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory

PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives: Asphalt
- Truck Docks: 8" concrete in truck docks
- Sidewalks: 4" concrete

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
- Mezzanine: 150 psf. (Heavy duty storage), 4,000 psi minor 3" concrete



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FOR SALE OR LEASE

50,833 Sq. Ft. Warehouse – Office
3048 Nationwide Parkway, Brunswick, Ohio

Individual Space Specifications

Brunswick Development

Office Area:	1,990 SF
Mezzanine:	1,490 SF
Warehouse Area:	<u>47,353</u> SF
Total Area:	50,833 SF (Expandable to 66,660 SF)
Drive-in Door:	One (1) 12' x 14'
Truck Docks:	Ten (10) dock doors 9' x 10' with dock levelers & perimeter door seals
Eave Height:	28' - 6" (24' clear)
Electricity:	120/208 Volt, 400 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet / Ordinary Hazard
Estimated Operating Costs:	\$1.334 SF/YR based upon budget costs for 2024.

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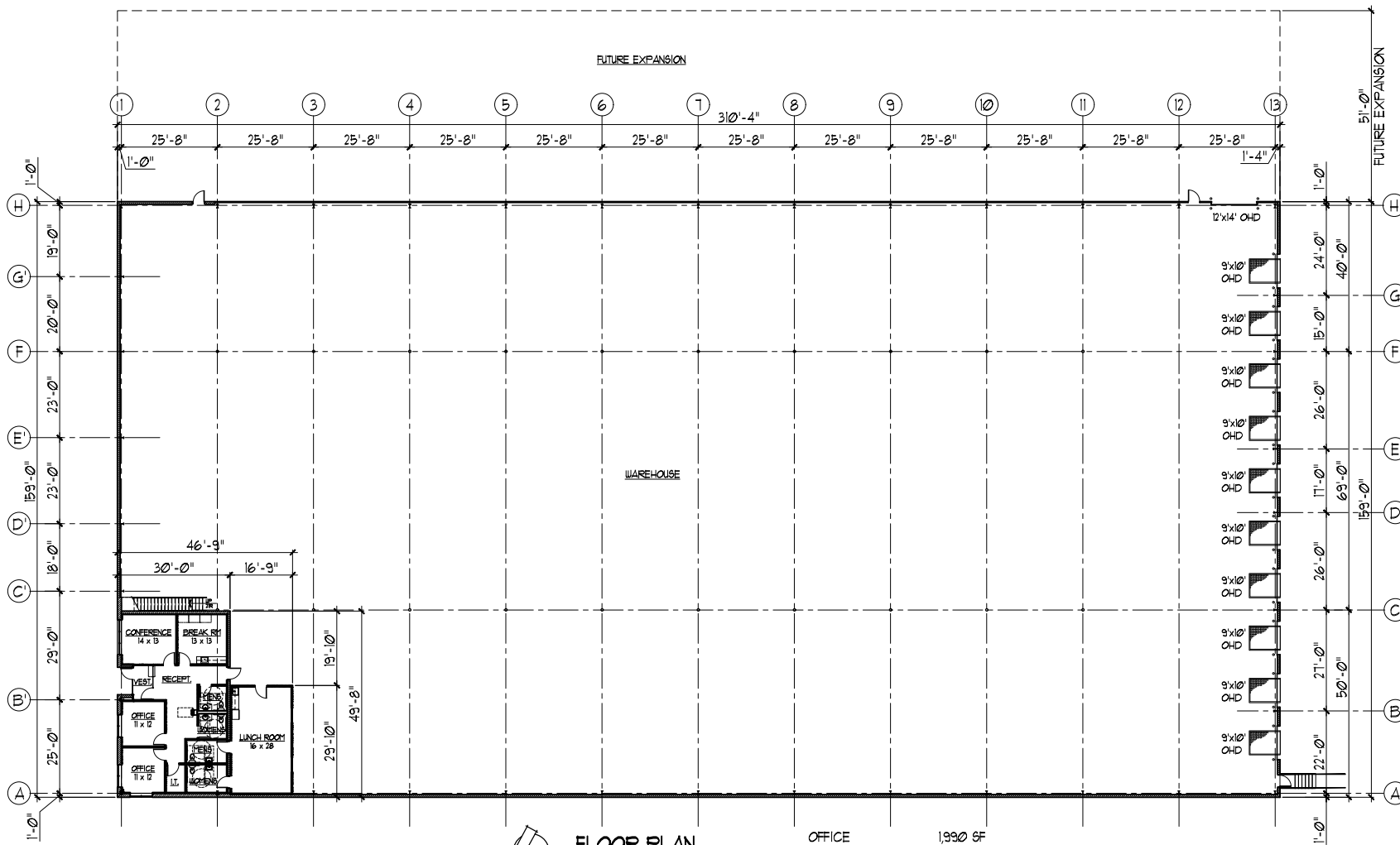
Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

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

fogg.com

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

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



FLOOR PLAN

OFFICE	1,990 SF
MEZZANINE	1,490 SF
WAREHOUSE	47,353 SF
TOTAL	50,833 SF

FOGG - BRUNSWICK PROPERTY
 3048 NATIONWIDE PARKWAY
 BRUNSWICK, OHIO 44212
 3.415 ACRES

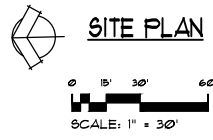
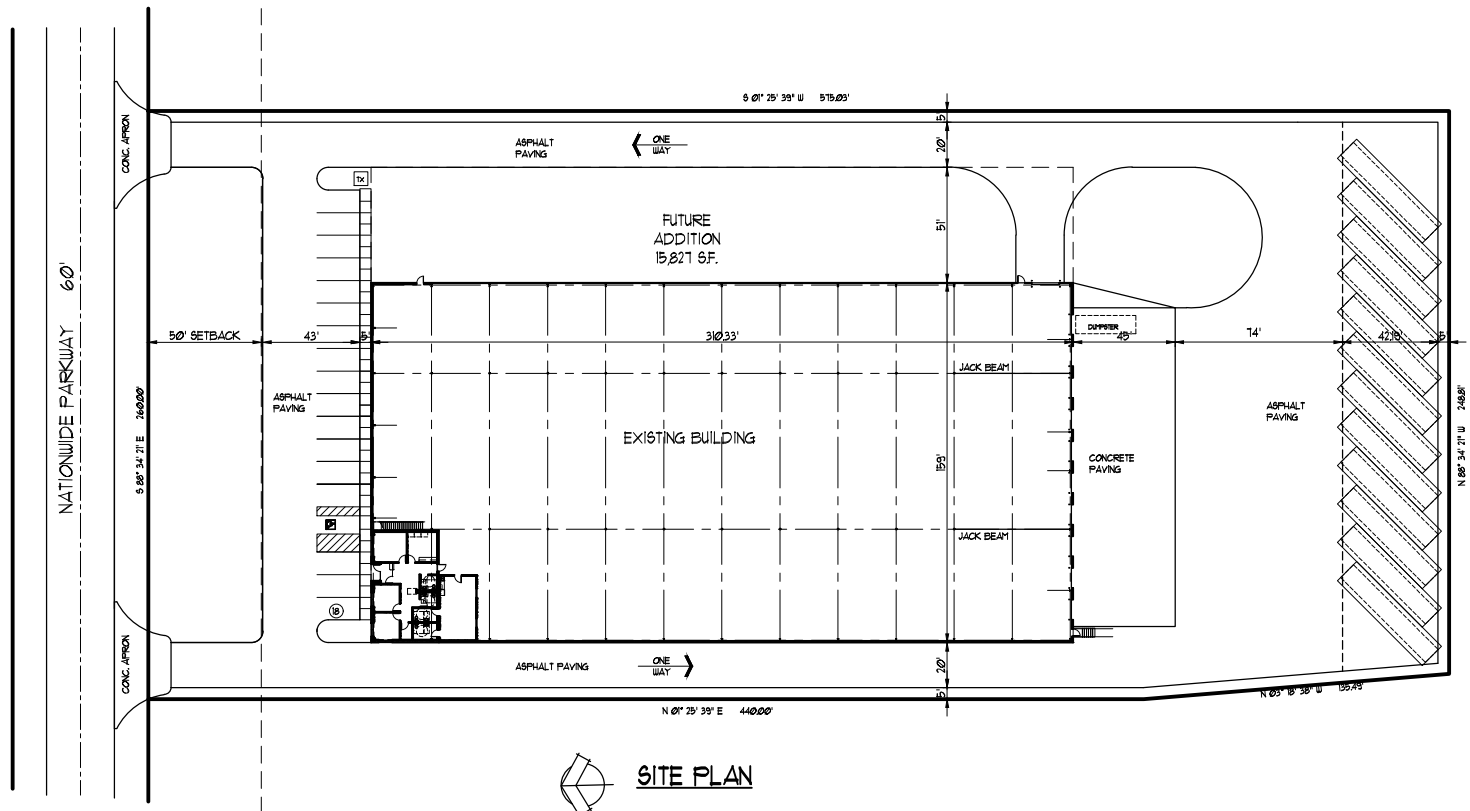


RAY FOGG BUILDING SERVICES, INC.
 600 SHELBY AVENUE, SUITE 210, CLEVELAND, OHIO 44115
 PHONE (216) 845-4200

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

(216) 351-1916
 1-877-729-3644

DATE	BY	DATE	BY	DATE	BY
TDG		11-06-2024			A-1



OFFICE	1,990 SF
MEZZANINE	1,490 SF
WAREHOUSE	47,353 SF
TOTAL	50,833 SF

FOGG - BRUNSWICK PROPERTY
 3048 NATIONWIDE PARKWAY
 BRUNSWICK, OHIO 44212
 3.415 ACRES



RAY FOGG BUILDING SERVICES, INC.
 200 S. HANCOCK ROAD, SUITE 210, BRUNSWICK, OHIO 44202
 PHONE (330) 825-4200

DATE	BY	SCALE	REVISION	SHEET NO.
TDG		11-06 2024		SP-1

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

(216) 351-1916
 1-877-729-3644