

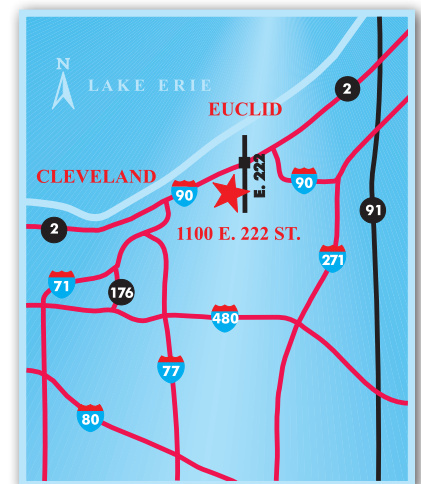
# flexible spaces all the right places...

## ...Euclid Corridor Industrial Mall 1100 East 222nd St., Euclid, 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.

Located directly south of I-90/East 222nd St. exit, Euclid Corridor Industrial Mall is within minutes of downtown Cleveland and is easily accessible from I-90, I-271 and Route 2. The property offers affordable warehouse space of various sizes in the pro-business community of Euclid, Ohio.



“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

## Euclid Corridor Industrial Mall

*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

- 10.2 acre site fronting East 222 Street, south of St. Clair and I-90, north of Euclid Avenue (Rt. 6) in Euclid, Ohio.
- Immediately accessible from the four-way interchange of East 222nd Street and I-90.
- 16 miles from downtown Cleveland.

### PROPERTY DATA

- Building I: 172,582 SF
- Building II: 6,115 SF

### CLEAR HEIGHT

- Varies from 17' 3" to 11' 2"

### ROOF

- Bar joist and deck
- Built-up roof

### COLUMN SPACING

- Varies (28' x 20', 24' x 50' and 36'-3" x 50")

### TRUCK ACCESS/DOORS

- Truck docks with industrial overhead doors
- Drive ins with 10' x 12' and 12' x 14' overhead doors
- Personnel Doors: 20 gauge flush hollow metal doors with hardware

### EXTERIOR WALLS

- Metal panel facade
- 8" concrete block
- Brick (front)

### WAREHOUSE LIGHTING

- Fluorescent fixtures
- Metal halide

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### HVAC

- Warehouse: gas-fired unit heaters (Heating: 60° temperature difference at 0° outside)
- Office: gas-fired furnace with electric air conditioner (Heating: 68° temperature difference at 0° outside; Air Conditioning: 15° temperature difference at 90° 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 (at minimum)
- Lighting: florescent fixtures

### PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drive / Ramps: asphalt and concrete

### UTILITIES

- Electric: The Illuminating Company
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland

**1090 East 222nd St., Euclid, Ohio**



**flexible spaces**  
all the right places.

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# ***FOR LEASE***

18,400 Sq. Ft. Warehouse – Office  
1100 East 222nd Street, Euclid, Ohio

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## **Individual Space Specifications**

### **Euclid Corridor Industrial Mall**

<b>Office Area:</b>	508 SF
<b>Warehouse Area:</b>	<u>17,892</u> SF
<b>Total Area:</b>	18,400 SF
<b>Unit Numbers:</b>	10, 11 and 12
<b>Drive-in Doors:</b>	One (1) 12' x 12' overhead door
<b>Truck Docks:</b>	Two (2) recessed docks with 8' x 8' overhead doors
<b>Eave Height:</b>	(#10) 14' below bar joist (10'-3" top heaters) (#12) 13'-8" below bar joist
<b>Column Spacing:</b>	28' x 20'
<b>Electricity:</b>	120/208 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>Floor Drains:</b>	Three (3)
<b>Estimated Operating Costs:</b>	\$1.03/SF/YR based upon budget costs for 2021.

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.



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**all the right places.**

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**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 of the second floor showing three units: Unit 10, Unit 11, and Unit 12. The plan includes dimensions for each unit and common areas, as well as labels for doors, windows, and stairs.

**Unit 10 Dimensions:**

- Overall width: 85'-0"
- Overall depth: 78'-3"
- Internal width segments: 28'-0", 28'-0", 28'-0"
- Internal depth segments: 31'-4", 30'-5", 31'-0", 31'-4"
- Stair width: 5'-0"
- Door width: 3'-0"

**Unit 11 Dimensions:**

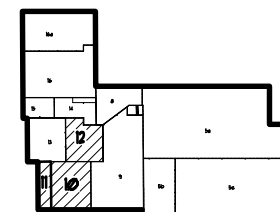
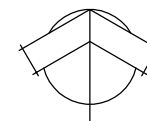
- Overall width: 28'-3"
- Overall depth: 80'-0"

**Unit 12 Dimensions:**

- Overall width: 78'-0"
- Overall depth: 35'-6"
- Internal width segments: 10'-0", 10'-0", 10'-0", 10'-0"
- Internal depth segments: 31'-4", 30'-5", 31'-0", 31'-4"

**Common Areas and Features:**

- Staircase: Located at the bottom center of Unit 10, labeled "STAIR".
- Entrance: Located at the bottom center of Unit 10, labeled "ENTR".
- Windows: Labeled "WIN" throughout the plan.
- Doors: Labeled "DOOR" throughout the plan.
- Unit 12 is labeled "UNIT 12" in the top right corner.
- Unit 11 is labeled "UNIT 11" in the bottom left corner.
- Unit 10 is labeled "UNIT 10" in the bottom center.



LOCATION  
NO SCALE

AREA 10	8,741 SF
AREA 11	2,905 SF
AREA 12	6,794 SF
<b>TOTAL</b>	<b>18,440 SF</b>

## FLOOR PLAN

SUITE 10, 11 & 12  
18,440 SF

**EUCLID CORRIDOR INDUSTRIAL MALL**

1100 EAST 222ND STREET  
EUCLID, OHIO

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO

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1-877-729-3644



**RAY FOGG BUILDING METHODS, INC.**  
904 KATYNOE CIRCLE, SUITE 14, CLEVELAND, OHIO 44115  
PHONE (216) 361-2926

CHURN BY	CHURNED	DATE	CONTRACT NO.	CHURN N
DMS	KLK	3-12 2007	A-246	

# EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET  
EUCLID, OHIO

