

# flexible spaces all the right places...



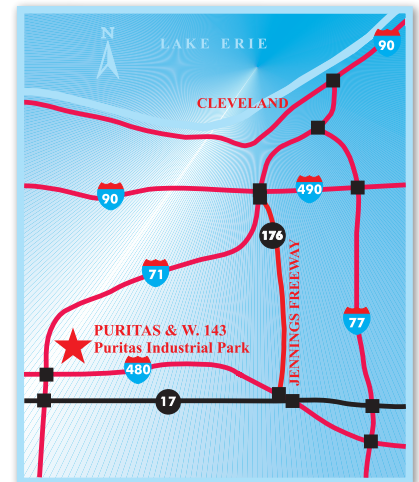
...Puritas Business Centre I  
13921-13981 West Parkway, Cleveland, Oh



...Puritas Business Centre III A & B  
4455-4505 & 4517-4521 Industrial Parkway, Cleveland, Oh

**“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 in the I-480/I-71 corridor on the west side of Cleveland, Ohio, Puritas Industrial Park is easily accessible from I-480, I-71, and West 150th Street. Fogg’s Puritas Industrial Park properties offer office/warehouse space ranging from basic small efficient spaces, to large distribution and manufacturing space in the heart of Cleveland’s west side industrial market.



“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](http://fogg.com)

# STANDARD BUILDING SPECIFICATIONS

## Puritas Business Centre I & Puritas Business Centre III A & B

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

- 6 miles from downtown Cleveland and 2 miles from Cleveland Hopkins International Airport
- Access to I-480 and I-71 at West 130th St. and West 150th St.

#### Puritas Business Centre I

- 3.45 acre site south of Puritas Rd. at West 143rd St. in Cleveland, Ohio

#### Puritas Business Centre III A & B

- 9.45 acre site at the junction of West Parkway and Industrial Parkway in Cleveland, Ohio

### PROPERTY DATA

- Puritas Business Centre I: 56,058 SF
- Puritas Business Centre III A: 78,320 SF
- Puritas Business Centre III B: 60,320 SF

### EAVE HEIGHT

- 20'

### COLUMN SPACING

- Puritas Business Centre I: 28' x 40'
- Puritas Business Centre III A & B: 25' x 40'

### TRUCK ACCESS

#### Puritas Business Centre I

- Truck docks: 4' recessed with insulated metal industrial doors and angled exterior concrete platforms
- Drive-Ins: with insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

#### Puritas Business Centre III A & B

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

### ROOF

#### Puritas Business Centre I

- Insulated, aluminized steel standing-seam; single sloped

#### Puritas Business Centre III A & B

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

### EXTERIOR WALLS

#### Puritas Business Centre I

- 24 gauge insulated metal panels

#### Puritas Business Centre III A & B

- 8" split face block
- 3" interlocking metal panels with 3" insulation (U=.10, R=3 and pebble-grained finish

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures

### SPRINKLER SYSTEM

#### Puritas Business Centre I:

- None

#### Puritas Business Centre III A & B:

- Wet / Ordinary hazard

### 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 and/or vinyl tile (VCT)
- 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 closets and lavatories

### PARKING & DRIVES

#### Puritas Business Centre I

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

#### Puritas Business Centre III A & B

- Automobile Parking: 4" concrete and asphalt
- Truck Drives / Ramps: 7" concrete

### UTILITIES

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



Puritas Business Centre I & III A & B

# ***FOR LEASE***

15,000 Sq. Ft. Warehouse – Office  
4487 Industrial Parkway, Cleveland, Ohio

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## **Individual Space Specifications Puritas Business Centre 3 A**

<b>Office Area:</b>	1,500 SF
<b>Warehouse Area:</b>	<u>13,500</u> SF
<b>Total Area:</b>	15,000 SF
<b>Unit Number:</b>	4487
<b>Truck Dock:</b>	Two (2) 8' x 8' overhead doors One (1) 8' x 10' overhead door
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 40'
<b>Electricity:</b>	120/208 Volt, 400 Amp and 200 Amp & 100 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>	\$1.94/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.

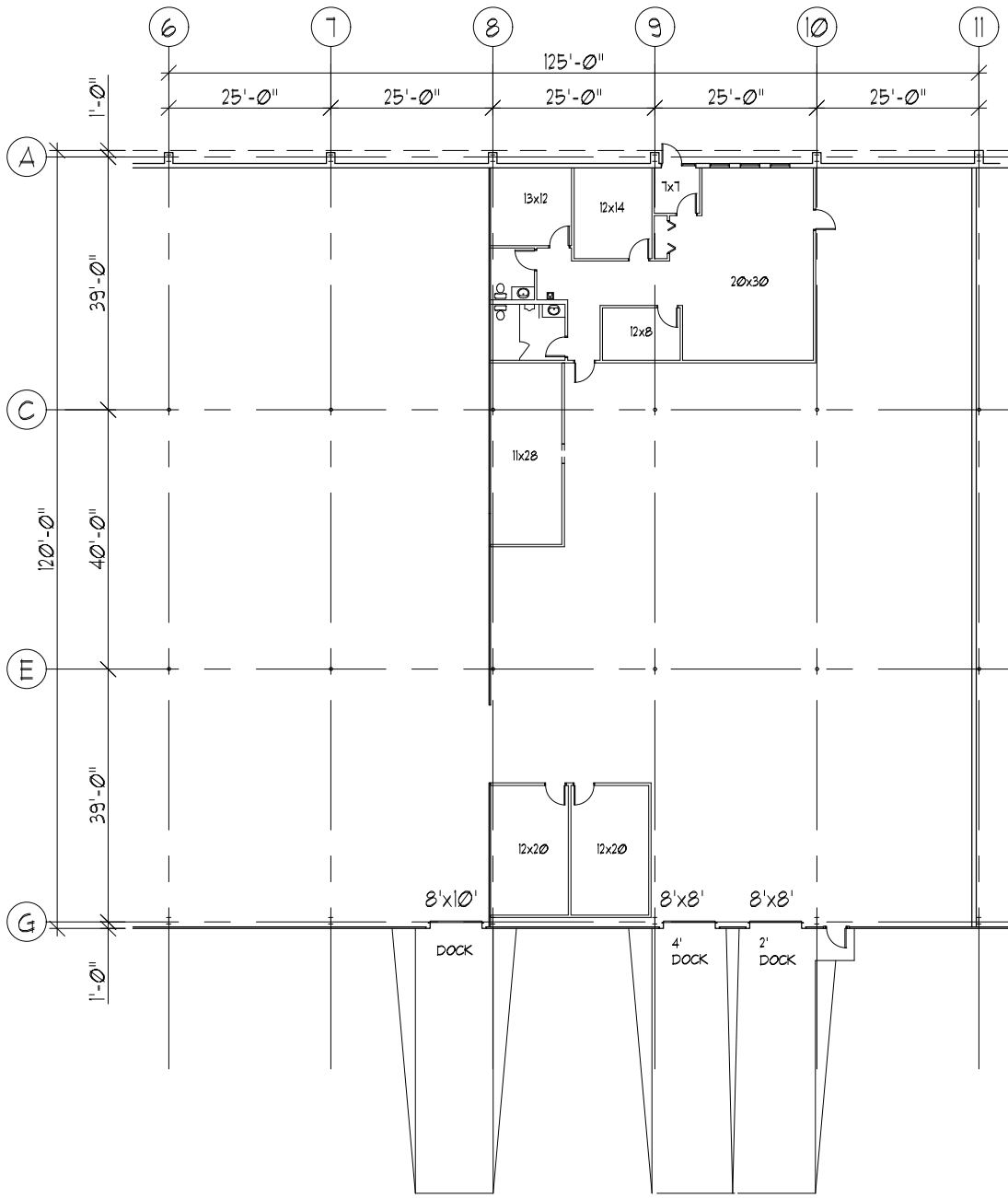


**flexible spaces**  
**all the right places.**

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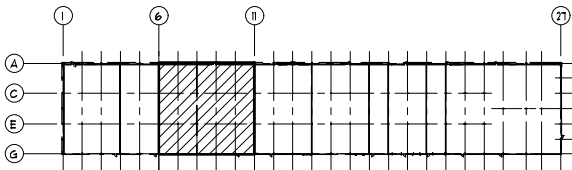
**fogg.com**

**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**  
BAYS 6-11

OFFICE AREA = 1,500 SF  
 WAREHOUSE AREA = 13,500 SF  
 TOTAL AREA = 15,000 SF



**LOCATION PLAN**  
BAYS 6-11

PURITAS BUSINESS CENTRE III-A  
 4481-4495 INDUSTRIAL PARKWAY  
 CLEVELAND, OHIO 44135

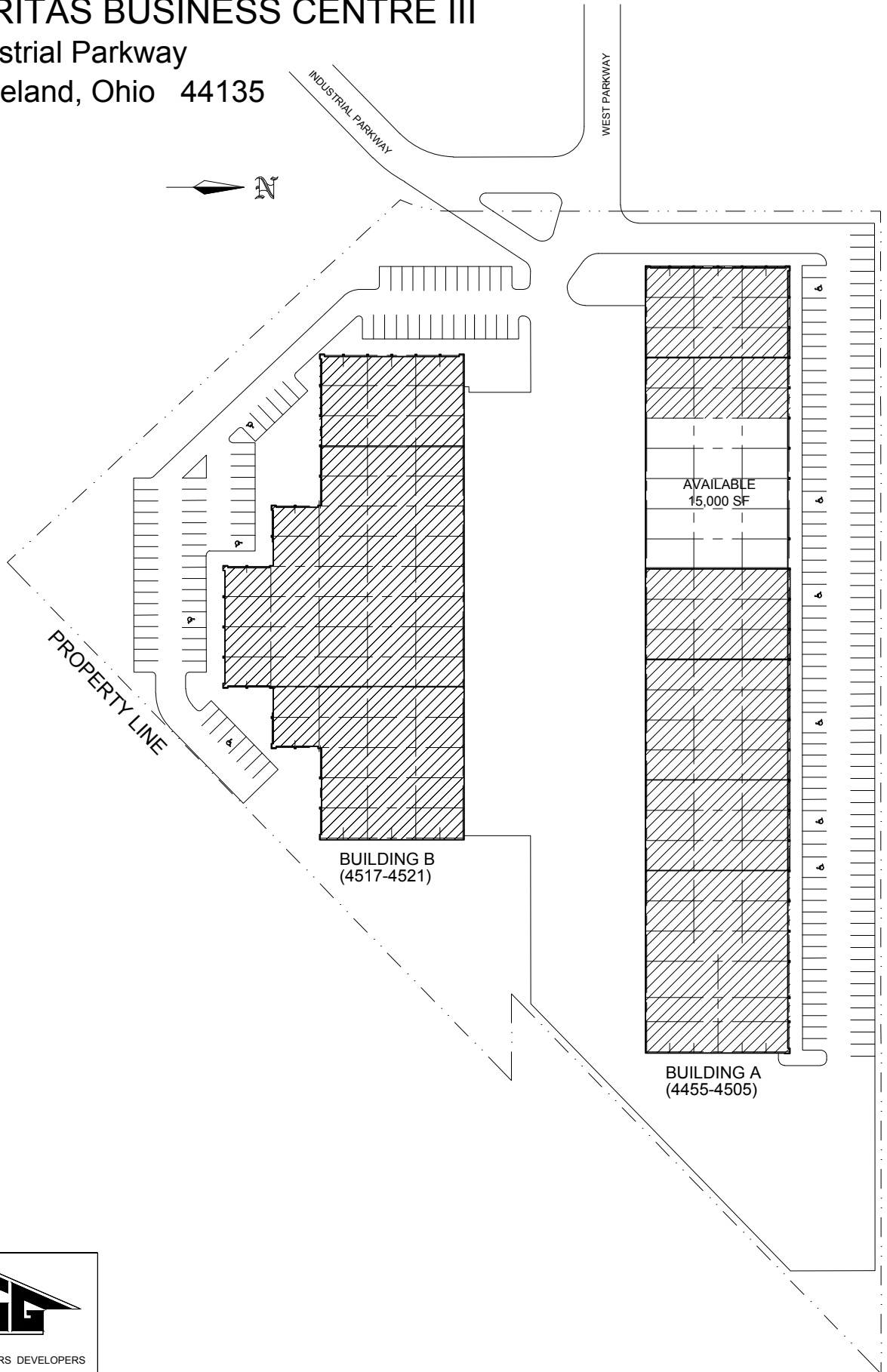
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**RAY FOGG BUILDING METHODS, INC.**  
 AN INDUSTRY LEADER IN BUILDING METHODS  
 77000 0410 001-0000

DATE	BY	REVISION	SCALE
6-3-2023	TDG		A-1

**PURITAS BUSINESS CENTRE III**  
Industrial Parkway  
Cleveland, Ohio 44135



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		08-09-22	PBC3