

Seasons Business Center 3



...4863 Scarlet Lane
Stow, Ohio

136,868 SF of High Bay Space

- 32' Clear Height
- ESFR Sprinklers
- Tax Abatement Available
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to State Route 8, I-80 & I-271
- Within Minutes of Downtown Akron, I-77, I-80, I-76, Akron-Canton (CAK) & Cleveland (CLE) Airports



flexible spaces all the right places.

"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

FOR LEASE

33,891 Sq. Ft. Warehouse – Office
4863 Scarlet Lane, Stow, Ohio

Individual Space Specifications Seasons Business Center 3

| | |
|------------------------------|---|
| Office Area: | 542 |
| Warehouse Area: | 33,239 |
| Shared Area: | <u>110</u> |
| Total Area: | 33,891 SF |
| Unit Number: | 7 |
| Warehouse HVAC: | Warehouse area is fully air-conditioned. |
| Truck Docks: | Four (4) 9' x 10' overhead doors |
| Clear Height: | 32' - 36' |
| Column Spacing: | 54' x 50' and 54' x 60' |
| Electricity: | 480/277 Volt, 400 Amp, 3 phase, 4 wire service |
| Lighting: | <ul style="list-style-type: none">• Energy efficient LED fixtures• Only 7% luminary depreciation over the life of the bulb |
| Sprinklers: | Wet/Early Suppression Fast Response (ESFR) |
| Est. Operating Costs: | \$1.70/SF/YR based upon 2024 budget costs |

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.

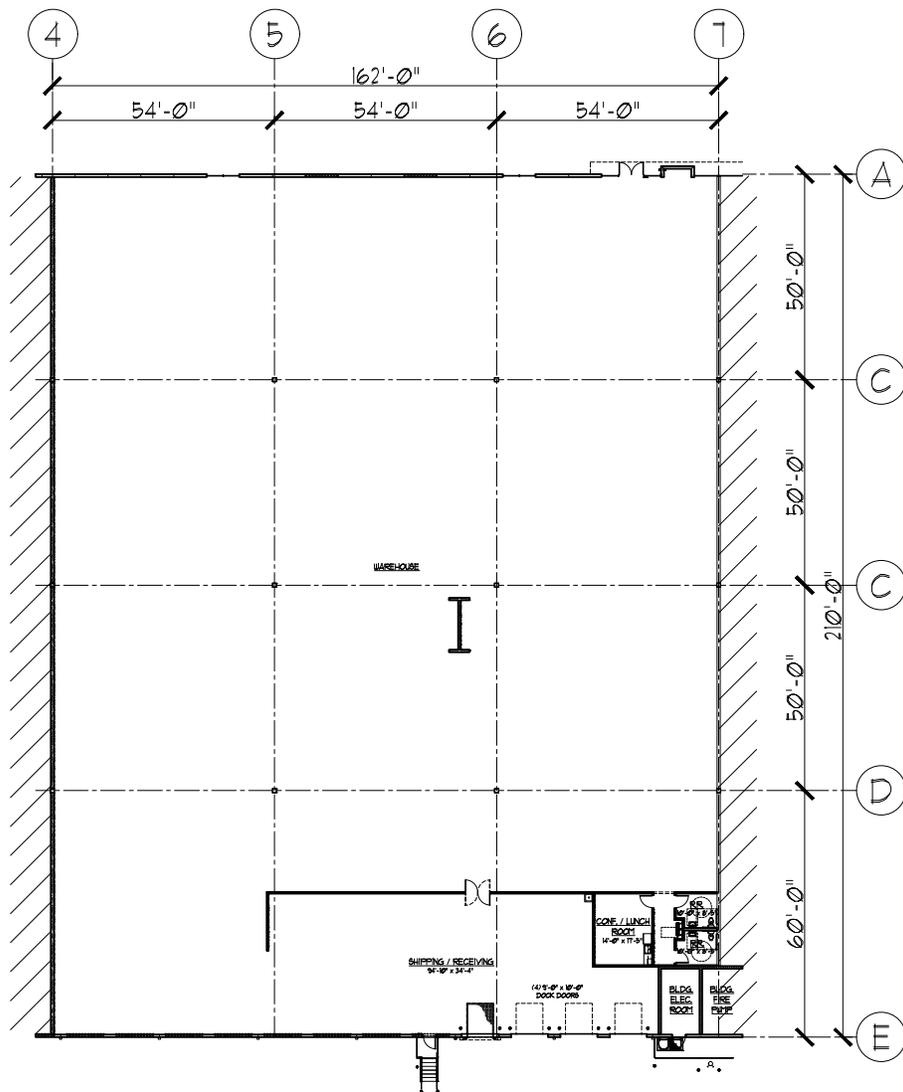
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fogg.com

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.



OFFICE AREA = 542 SF
 WAREHOUSE AREA = 33,239 SF
 SHARED AREA = 110 SF
 TOTAL AREA = 33,891 SF



FLOOR PLAN
 SUITE #4

SEASONS BUSINESS CENTER III
 4863 SCARLET LANE
 STOW, OHIO 44224



RAY FOGG BUILDING METHODS, LLC.
 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
 PHONE (216) 351-7976

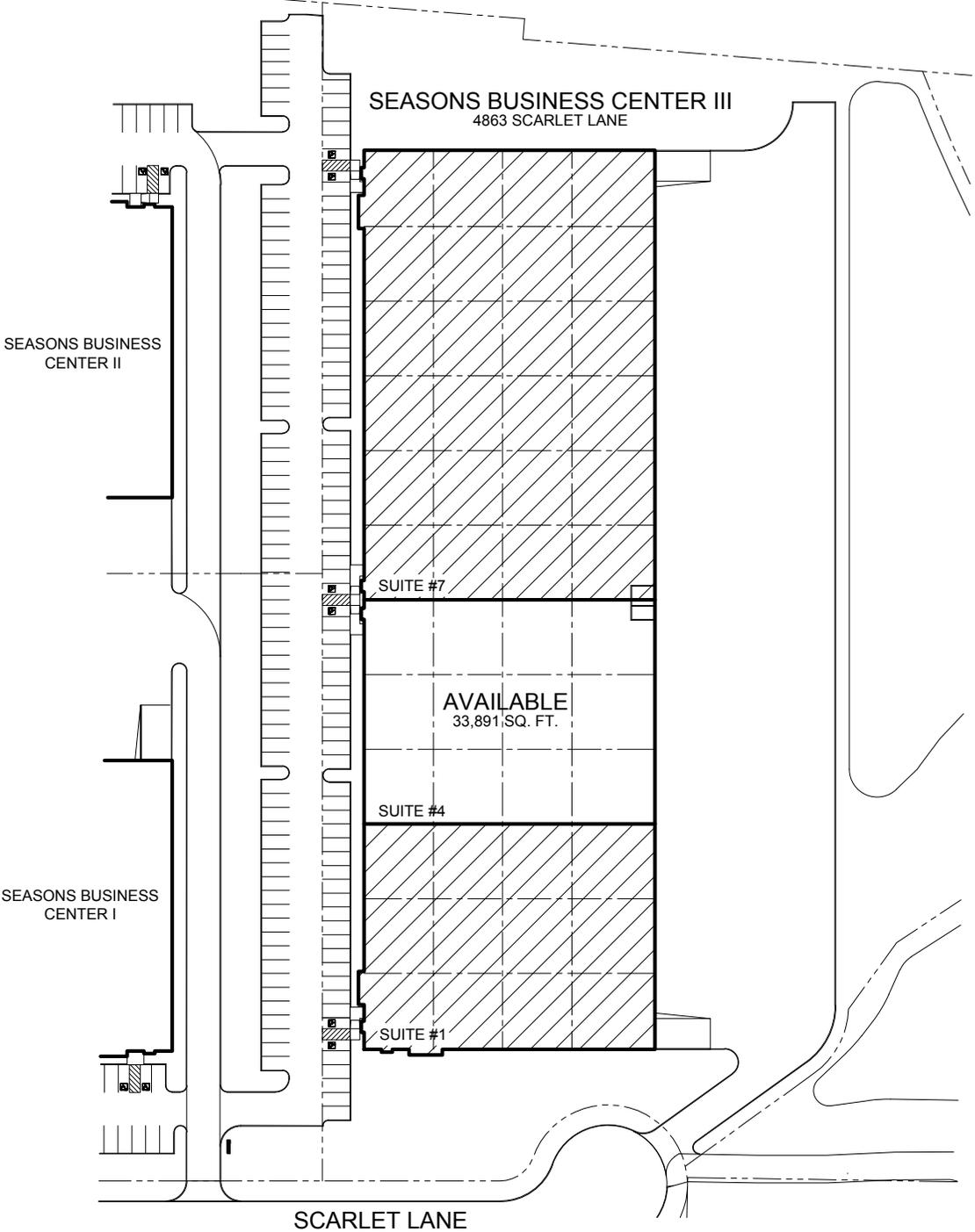
RAY FOGG CORPORATE PROPERTIES, LLC
 981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

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

| DESIGNED BY | CHECKED BY | DATE | CONTRACT NO. | SCALE |
|-------------|------------|---------------|--------------|-------|
| TDG | AL | 04-10 2024 | | A-1 |

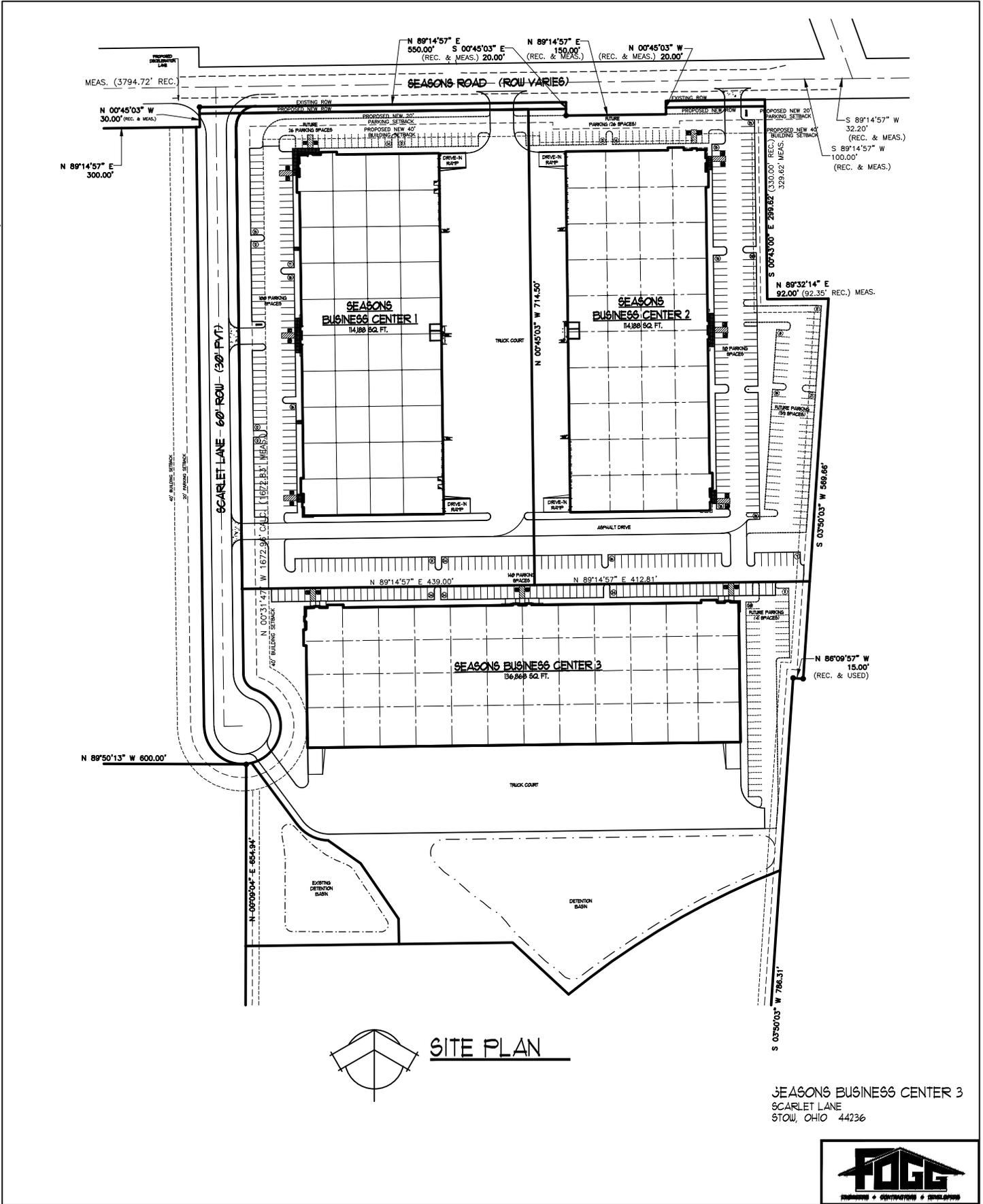
SEASONS BUSINESS CENTER III

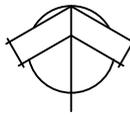
4863 Scarlet Lane
Stow, Ohio 44224



ENGINEERS CONTRACTORS DEVELOPERS

| DRAWN BY | CHECKED | DATE | DRAWING NO. |
|----------|---------|----------|-------------|
| TDG | | 04-10-24 | SEASONS 3 |




SITE PLAN

SEASONS BUSINESS CENTER 3
 SCARLET LANE
 STOW, OHIO 44236

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

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



ENGINEERING • ARCHITECTURE • INTERIORS

RAY FOGG BUILDING METHODS, INC.
 600 KENNEDY SQUARE, SUITE 200, CLEVELAND, OHIO 44115
 PHONE (216) 886-8800

| REVISED BY | DATE | APP'D | APPROVED BY | DATE |
|------------|------|-------|-------------|-----------|
| TDG | | | | 3-16-2011 |