

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

STANDARD BUILDING SPECIFICATIONS

4863 Seasons Rd., Seasons Business Center 3

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

- Extremely well located directly at the State Route 8 Seasons Rd. interchange
- State Route 8 freeway visibility
- Access via Seasons Rd.
- Easy Access to I-77, Ohio Turnpike (I-80), I-271, I-480 and I-76
- Within minutes of the Akron-Canton Airport (CAK) and Cleveland Airports (CLE)

PROPERTY DATA

- Total Project 136,868 SF

EAVE HEIGHT

- 36' low side eave, 40' high side eave

CLEAR HEIGHT

- 32' to 36' Clear Height

COLUMN SPACING

- 60' x 54' Speed Bay
- 50' x 54'

TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors

ROOF

- Single sloped, white TPO membrane over R-28 insulation and steel decking

FLOOR

- 8" thick, reinforced (4,000 p.s.i.) concrete, sealed with Ashford Formula

SPRINKLER SYSTEMS

- Wet system/Early Suppression Fast Response (ESFR)

WAREHOUSE LIGHTING

- Energy efficient high bay LED fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- 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)
- Warehouse: Rotation units (Heating: 60°F temperature difference at 0°F outside)

OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 5/8" (2x4) acoustical tile on a suspended T-grid system
- Floors: commercial grade carpeting and vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames and "side light"
- Interior Doors: 1-3/4" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two (2) coats of latex paint on drywall
- Plumbing: water closets (tank type) and lavatories
- Lighting: energy efficient recessed indirect LED fixtures

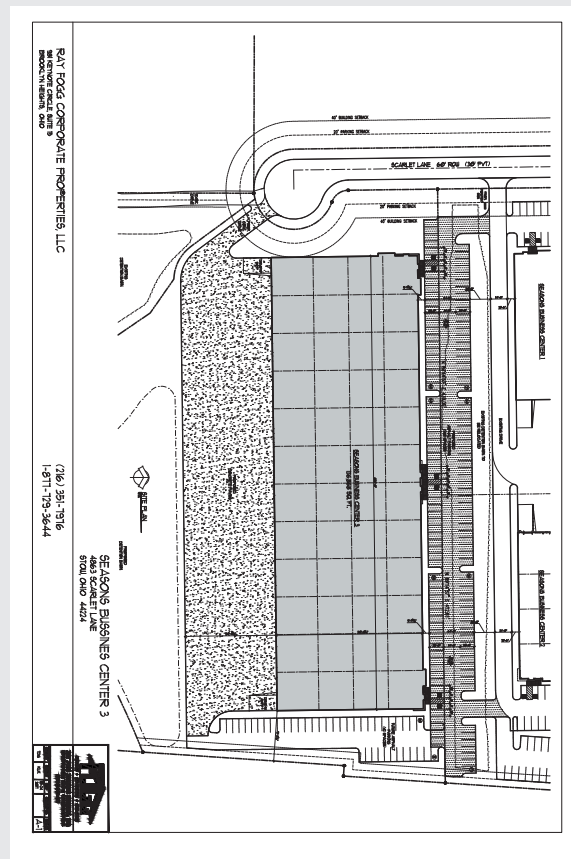
PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives/Aprons: 8" concrete truck dock and drive-in aprons.

UTILITIES - All available at the street

- Electric: First Energy
- Gas: Dominion Energy
- Water: City of Stow
- Sanitary and Storm Sewer: Summit County
- Telephone / Data / Fiber: AT&T

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



FOR LEASE

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

Individual Space Specifications Seasons Business Center 3

Office Area: 544
Warehouse Area: 33,347
Total Area: 33,891 SF

Unit Number: 7

Truck Docks: Nine (9) 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:

- Energy efficient LED fixtures
- Only 7% luminary depreciation over the life of the bulb

Sprinklers: Wet/Early Suppression Fast Response (ESFR)

Est. Operating Costs: \$1.69/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.

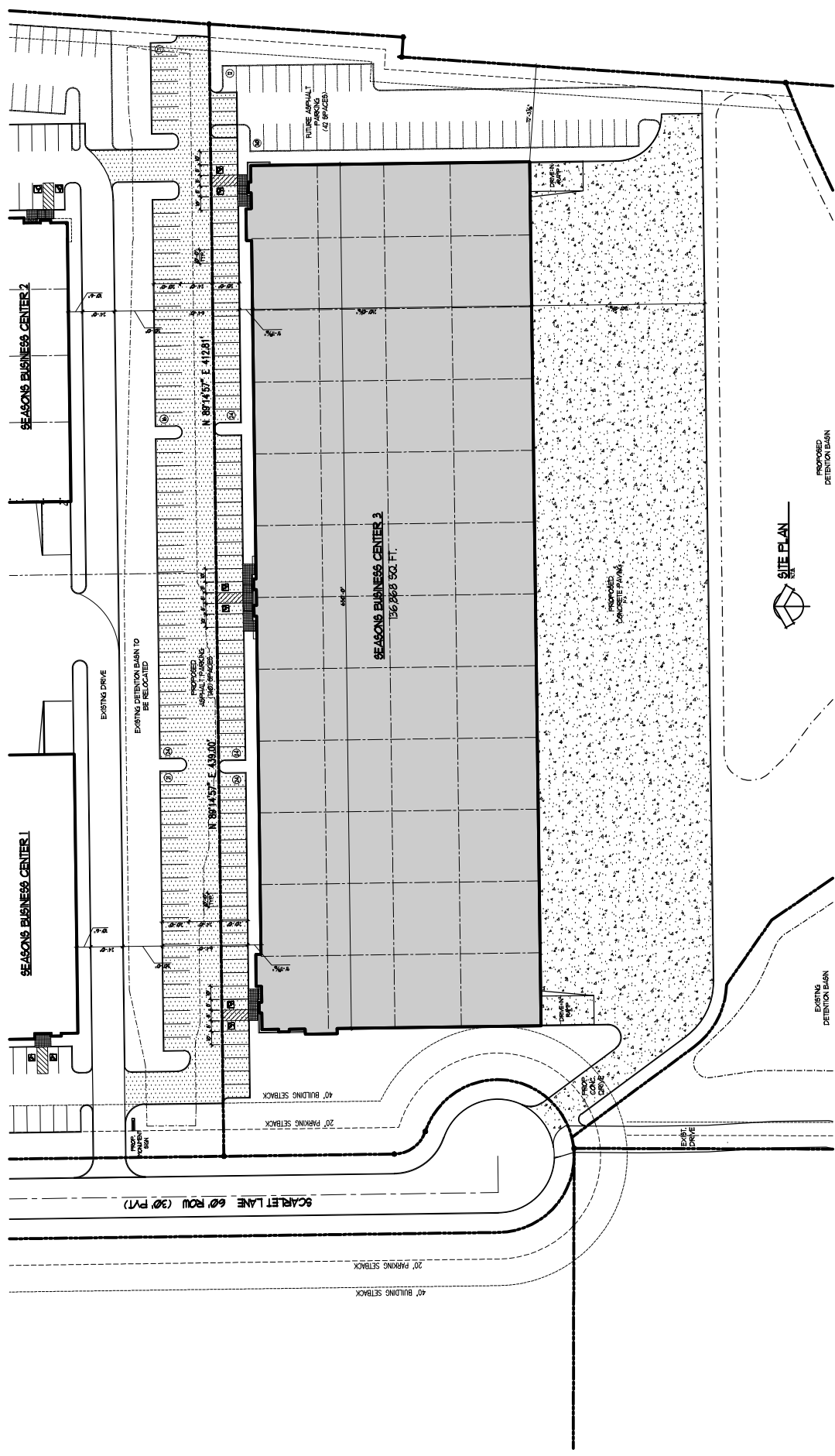


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all the right places.

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PROPOSED
DETENTION BASIN

SEASONS BUSINESS CENTER 3
4863 SCARLET LANE
STOW, OHIO 44224

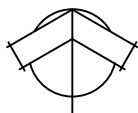
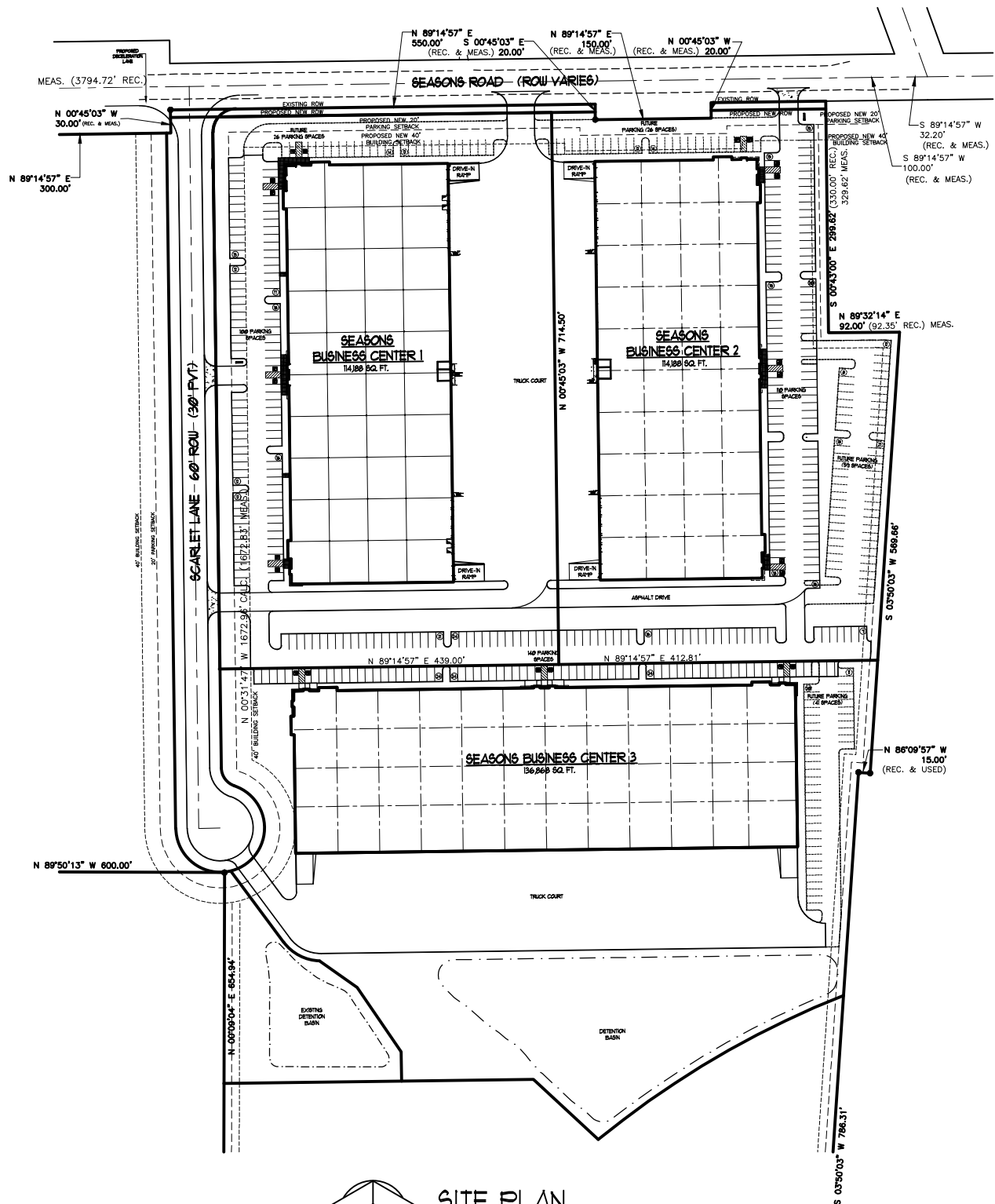


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| DATE | BY | CHKD | APP'D | SCALE |
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| 10/15/16 | TDG | RLK | TDG | AS SHOWN |

RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 105
BROOKLYN HEIGHTS, OHIO

(216) 351-1916
1-877-129-3644



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



RAY FOGG BUILDING ENVIRONMENTS, INC.
200 KENNEDY AVENUE, SUITE 100, KENNEDY, OHIO 44134
PHONE (216) 885-7070

| DATE | BY | DATE | BY | DATE |
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