

Seasons Business Center 6

New Construction!



4847 Gray Lane
Stow, Ohio

254,474 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

Gray Lane, Seasons Business Center 6

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 254,474 SF

EAVE HEIGHT

- 38' low side eave, 42' high side eave

CLEAR HEIGHT

- 32'

COLUMN SPACING

- 54'x 55'
- 54'x 60' Speed Bay

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

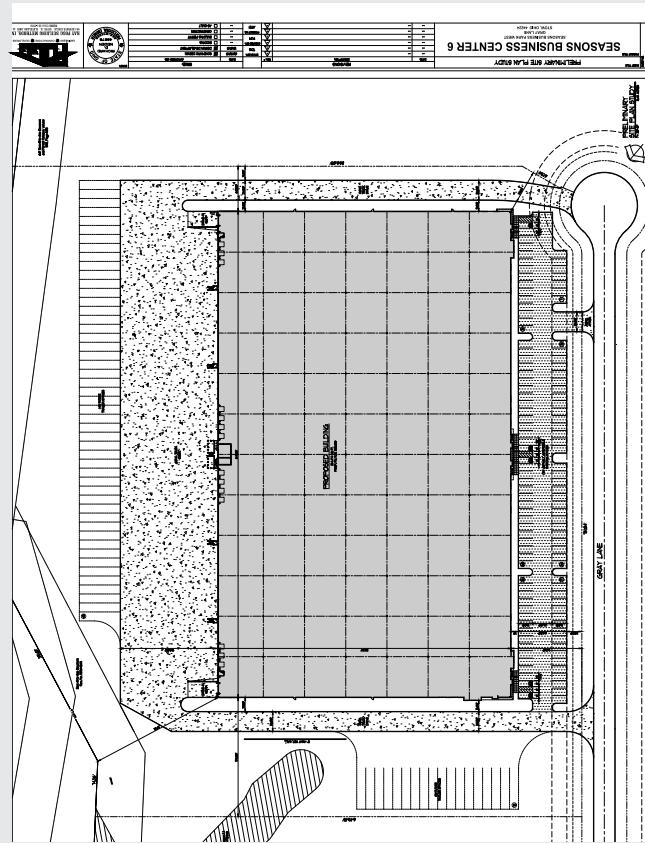
PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives/Apron: 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
254,474 Sq. Ft. Warehouse – Office
4847 Gray Lane, Stow, Ohio

**Individual Space Specifications
Seasons Business Center 6**

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	254,474 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear Height:	32'
Column Spacing:	54' x 55'; 54' x 60' Speed Bay
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	LED Fixtures
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.26/SF/YR based upon 2022 budget costs from Seasons Business Center Five and a 5% office built out.

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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SEASONS BUSINESS CENTER 6

STOW, OHIO 44224

SEASONS BUSINESS PARK WEST

SP101

PRELIMINARY SITE PLAN STUDY

PRELIMINARY
SITE PLAN STUDY



60' East Ohio Gas Easement
and Partial Release Volume
5/25, Page 525

RAY POOL BUILDING METHODS INC.
48666 N. RICHARD MEDDEEN RD.
800 KETTERING CENTER, SUITE 101
MONTGOMERY, OHIO 45316-1119
PHONE: (937) 885-1796

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WAREHOUSE EXPANSION

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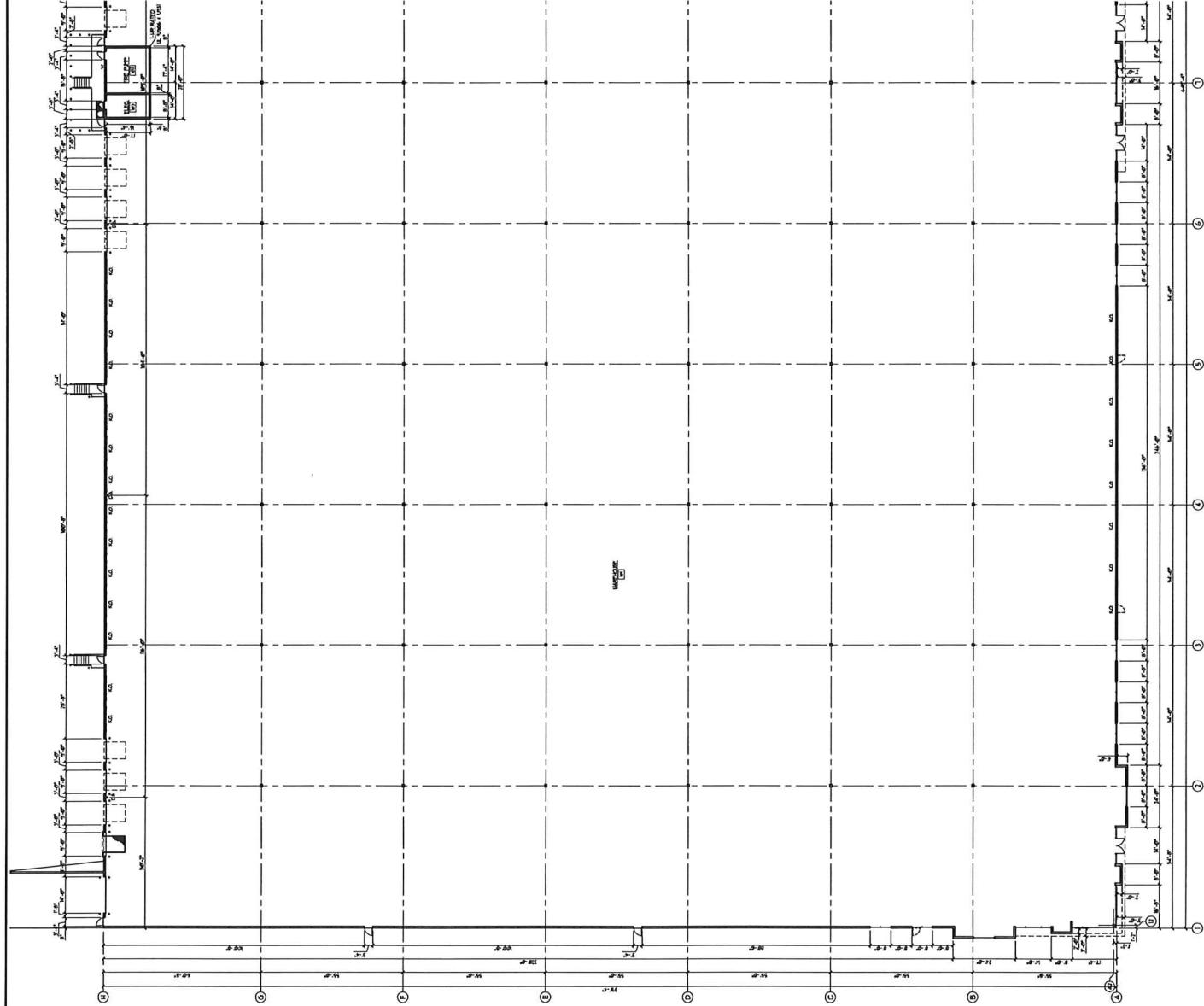
SEASONS BUSINESS CENTRE 6

STORY QTRD 6A22
SEASONS BUSINESS PARK WEST
GENERAL LIAISON

100

FLOOR PLAN (NORTH)

AIQ



THE EDGE
DESIGNERS • CONTRACTORS • BUILDERS
BAE FROG BUILDING MATERIALS LTD
100 BLOOR ST. W., TORONTO, ON M5S 1A2
TEL: 416-596-9100 FAX: 416-596-9101

SEASONS BUSINESS CENTER 6

SEASIDE BUSINESS PARK WEST

STOW, OHIO 44224

MAIL LINE

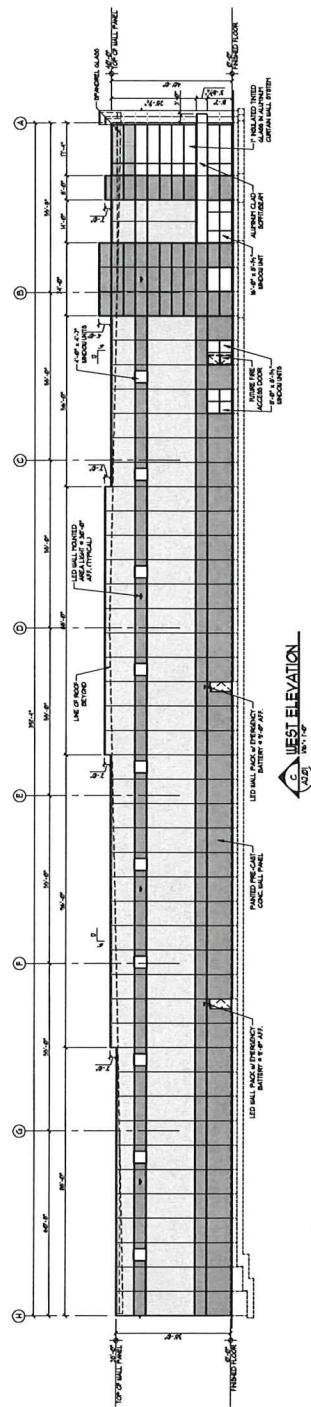
BAUERSONG BUILDING METHODS INC.

1111 UNIVERSITY AVENUE • SUITE 100 • CINCINNATI, OH 45202

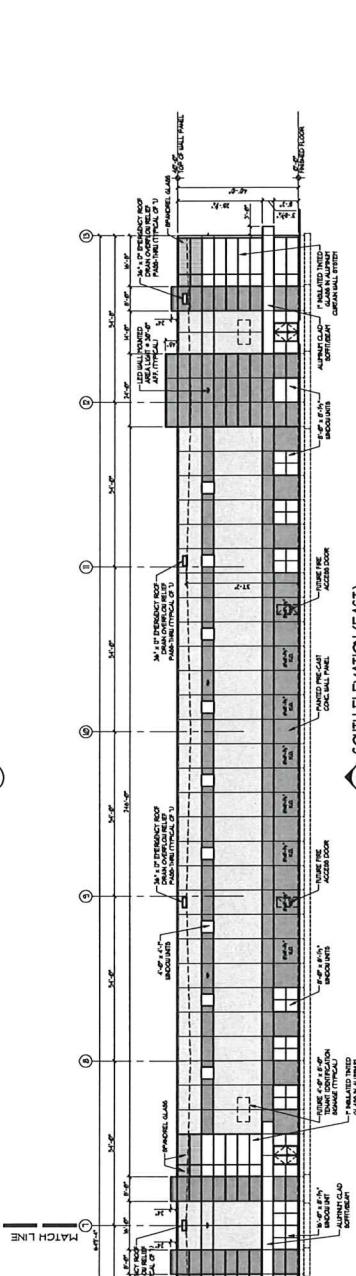
PH: 513.421.1000 • FAX: 513.421.1001

E-MAIL: info@bauersong.com

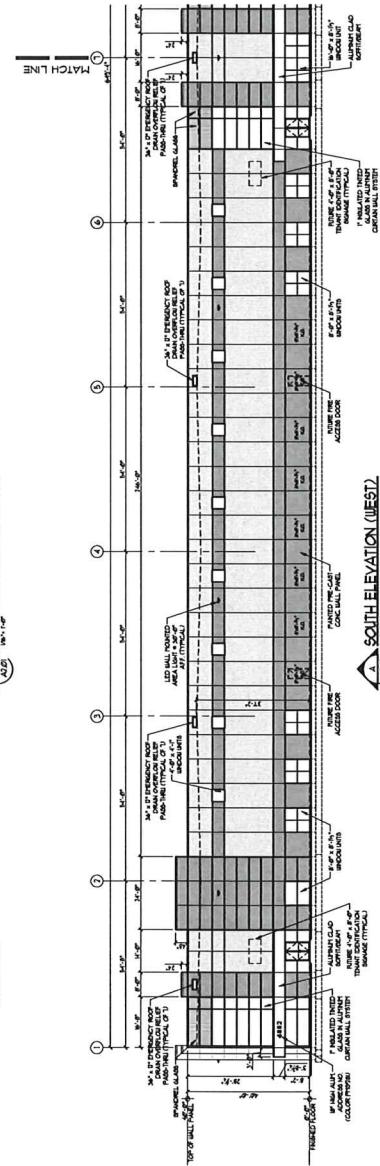
WEBSITE: www.bauersong.com



C - WEST ELEVATION



D - SOUTH ELEVATION (EAST)



A - SOUTH ELEVATION (WEST)

