

Seasons Business Center 4

Freeway Visibility!



...4930 Scarlet Lane
Stow, Ohio

213,687 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

4930 Scarlet Lane, Seasons Business Center 4

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 213,687 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
- 55' 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: All electric heating and air conditioning. (Heating: 68°F temperature difference at 0°F outside, winter; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Indirect fired, natural gas 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

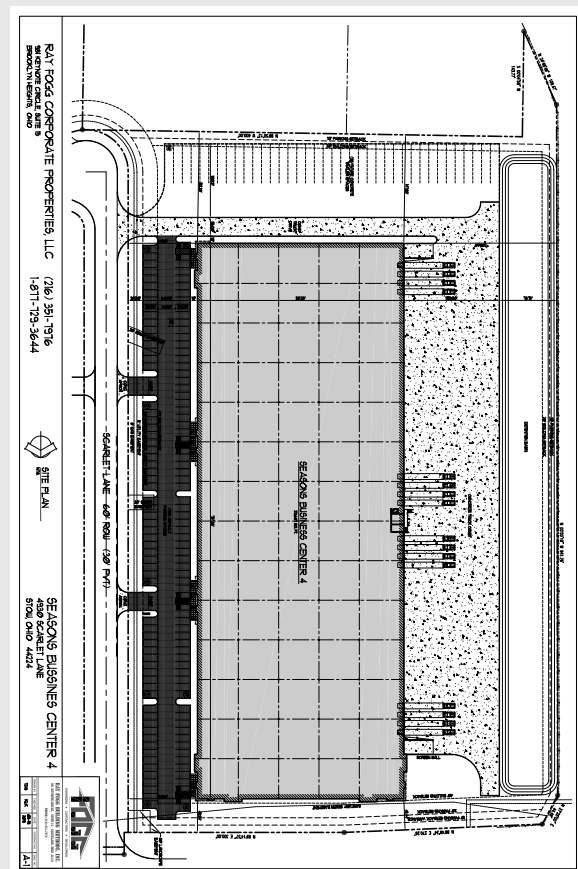
PARKING & DRIVES

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

UTILITIES

- 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

213,687 Sq. Ft. Warehouse – Office
4930 Scarlet Lane, Stow, Ohio

Individual Space Specifications Seasons Business Center 4

Office Area:	3,607 SF Office
Warehouse Area:	<u>210,080</u> SF Warehouse
Total Area:	213,687 SF Total
Drive-in doors:	Two (2) 12' x 14' overhead doors
Truck Docks:	Sixteen (16) 9' x 10' overhead doors
Clear Height:	32' - 36'
Column Spacing:	54' x 60'
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: • Energy efficient (50% less consumption than traditional T12 lighting) • Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.15/SF/YR based upon 2023 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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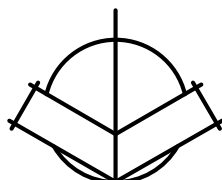
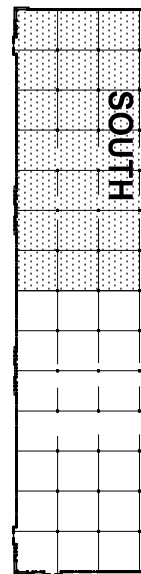
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COLOR LEGEND:

- A. FODAC #18999888 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE, COLOR #648 "WOOL SKIN"
- B. FODAC #18999888 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE, COLOR #650 "UNIVERSAL WHITE"
- C. WINDOW FRAMING, CLEAR ANODIZED
- D. GLAZING, SOLARGRAY
- E. LIGHT FIXTURES, SILVER METALLIC
- F. CORNICE, CLEAR ANODIZED
- G. METAL CLADDING, SILVER METALLIC

NOTE: PAINT ALL HOLLOW METAL MAIN DOORS AND LOUVERS TO MATCH COLOR OF PANEL IN WHICH THEY ARE LOCATED

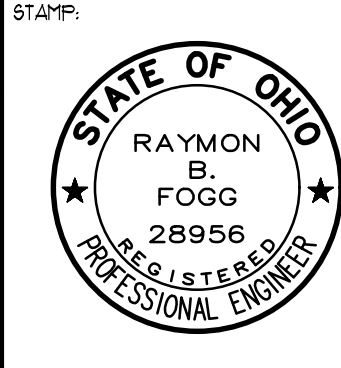
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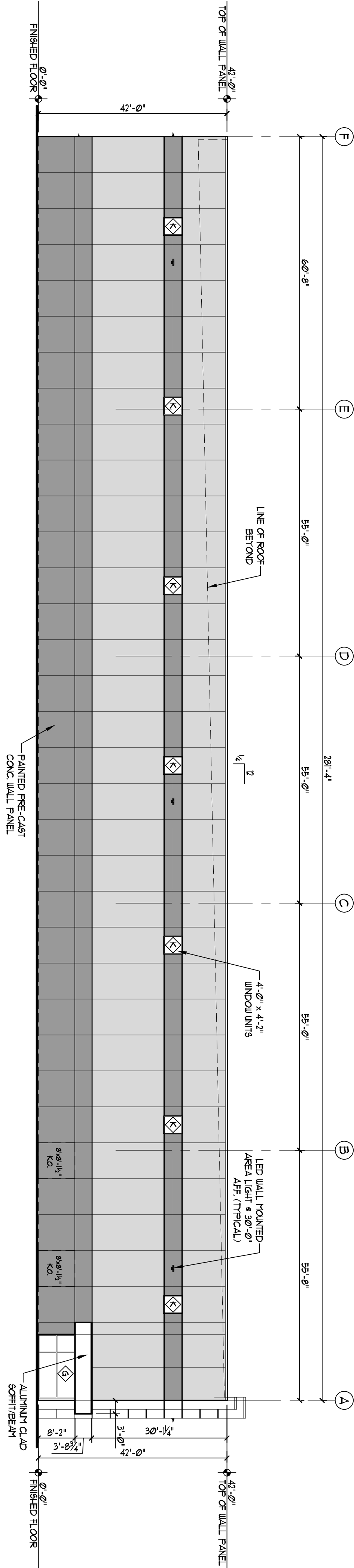
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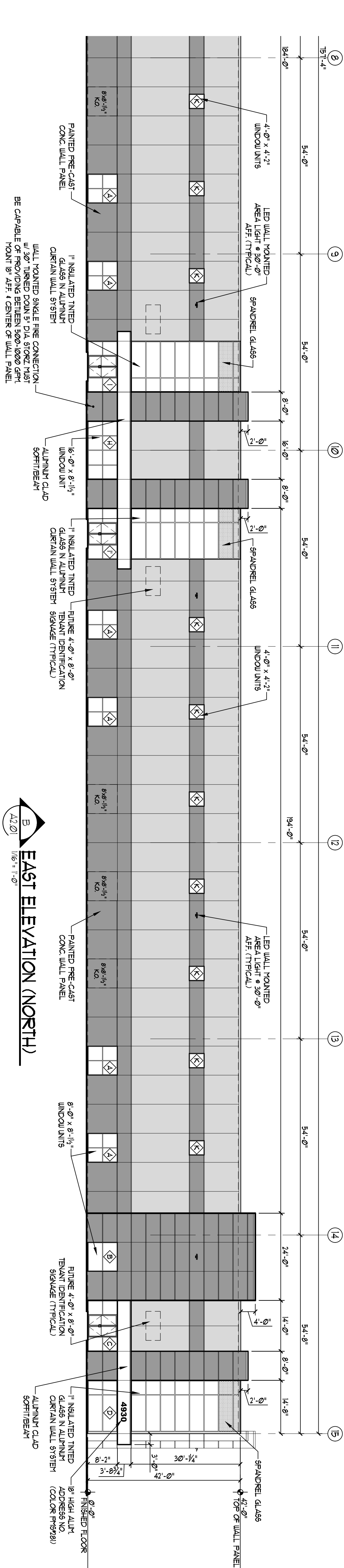
RAY FOGG BUILDING METHODS, INC.
981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
PHONE (216) 351-7976



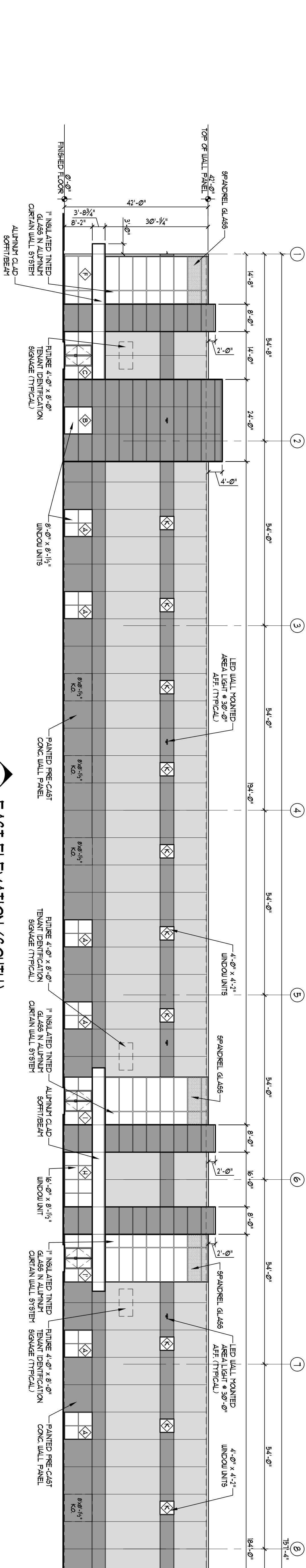
57 AMP



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION (NORTH)
1/8" = 1'-0"



EAST ELEVATION (SOUTH)
1/8" = 1'-0"

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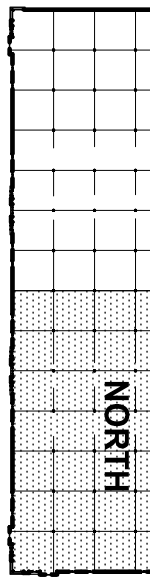
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CHECKED BY:		03/01/18	☒ DESIGN DEVELOPMENT
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PROJECT NO.		..	☐ BUILDING PERMIT
A1105		..	☐ CONSTRUCTION
		..	☐ AS-BUILT

ELEVATIONS

SEASONS BUSINESS CENTER 4
SEASONS BUSINESS PARK
4930 SCARLET LANE
STOW, OHIO 44224

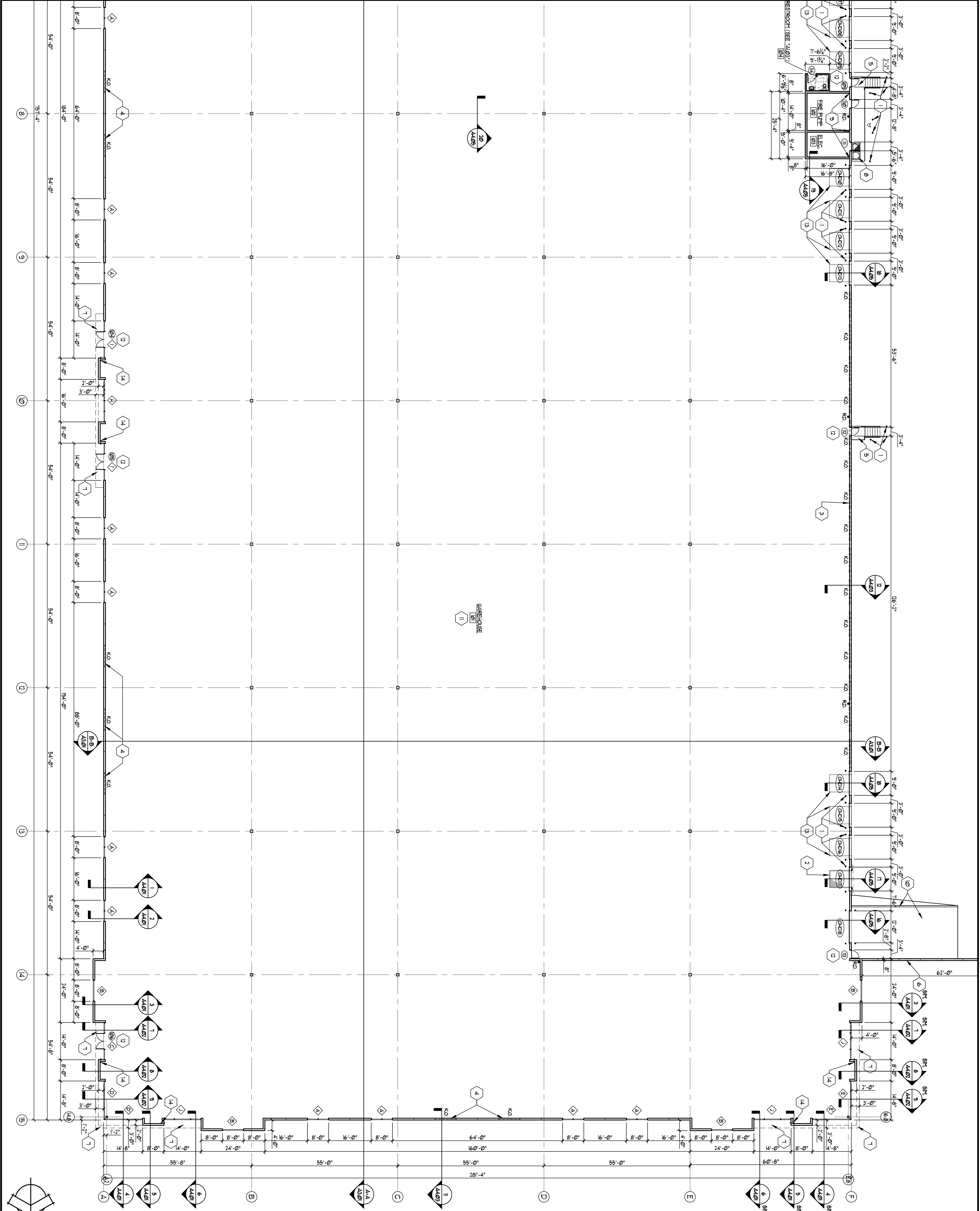
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A2.01

KEY PLAN:



DRAWING NOTES:

- 6" DIA CONCRETE FILLED STEEL PIPE BOLLARD PAINTED "SAFETY YELLOW" TYPICAL FOR ALL VERTICAL LIFT DOORS & EXTERIOR STAIR LOCATIONS (SEE DETAIL ON SHEET A1.025)
- 9'-0" x 9'-0" INSULATED DOCK DOORS WITH 1'-0" x 8'-0" 3500PSI AIR BAG POWERED RECESSED LEVELER DOCK SEAL & HEAVY DUTY LAMINATED BURNERS. (THIS (1) DOCK DOOR LOCATION ONLY)
- DESIGN PRECAST CONCRETE WALL PANEL w/ 9'-0" LOCATION (TYPICAL ON LEFT WALL ELEVATION, KNOCK-OUT PANEL LOCATION DESIGNATED WITH "KO")
- DESIGN PRECAST CONCRETE WALL PANEL w/ 8'-0" LOCATION (TYPICAL ON NORTH SOUTH LEAST WALL ELEVATION, KNOCK-OUT PANEL LOCATION DESIGNATED WITH "KO")
- GALVANIZED OPEN GRADE METAL STAIR (SEE DETAIL ON SHEET A1.026)
- 12'-0" HIGH PRECAST CONCRETE SCREEN WALL
- ALUMINUM CLAD ARCHITECTURAL SOFFIT IN CLEAR AVOIDED FINISH TO MATCH WINDOW FRAMING
- ALUMINUM ROOF ACCESS LADDER W/ CAGE AND INTERMEDIATE PLATFORM (SEE DETAIL ON SHEET A1.027)
- PROVIDE BACKER ROD AND CAULK JOINT WHERE ROOFING MEETS PRECAST CONCRETE WALL PANEL TO ALLOW FOR EXPANSION (TYPICAL)
- 8" CONCRETE DRIVE-IN RAMP W/ GLASSRALL
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND USED PRIOR TO THE FIRE INSPECTION OFFICIAL ON SITE PRIOR TO FINAL INSPECTIONS
- INSTALL A TACTILE SIGN SAYING "EXIT" ACCORDING TO OBC 0103 AND COPYING UNIT TO EACH DOOR TO AN AREA OF REFUGE AN EXTERIOR AREA FOR ASSISTED RESCUE AN EXIT STAIRWAY AN EXIT RAMP AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE
- CONSTRUCT DOCK LEVELS RT FOR BURNER 1'-0" x 8'-0" RECESSED LEVELER DOCK SEAL HEAVY DUTY LAMINATE BURNERS ARE ALSO TO BE FUTURE
- ALL CANOPY ROOF DRAINS ARE TO THE NOD 3" DOWN SLOPE TO THE DRAINAGE TO DETAIL. LOAD DRAINOUT LEFT TO WALL TO DETAIL. DOWNPOUT TO BE CONCEALED WITH FUTURE TENANT INTERIOR PARTITION. THE DOWNPOUT INTO NEW UNDER DRAIN AT THE FRONT OF THE BUILDING.



FLOOR PLAN (NORTH)

1/8" = 1'-0"

FLOOR PLAN (NORTH)

SEASONS BUSINESS CENTER 4
SEASONS BUSINESS PARK
4930 SCARLET LANE
STOW, OHIO 44224

REVISIONS

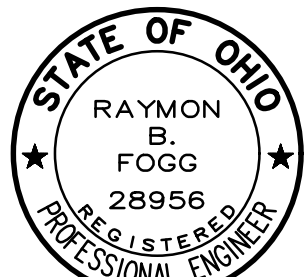
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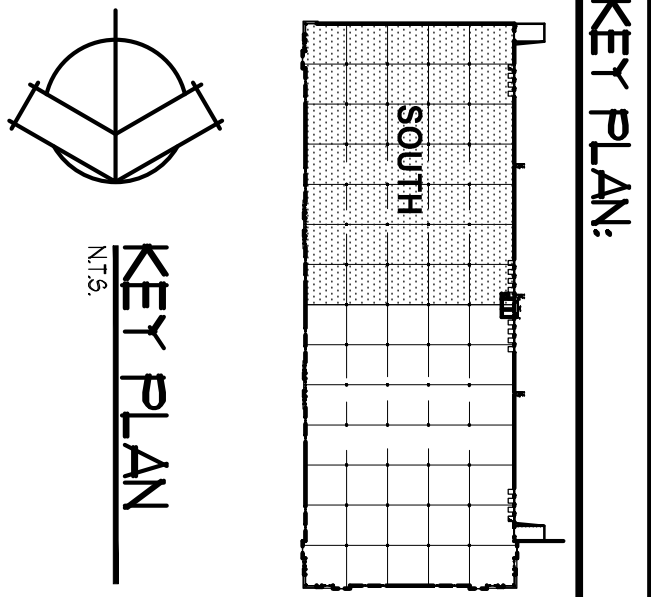
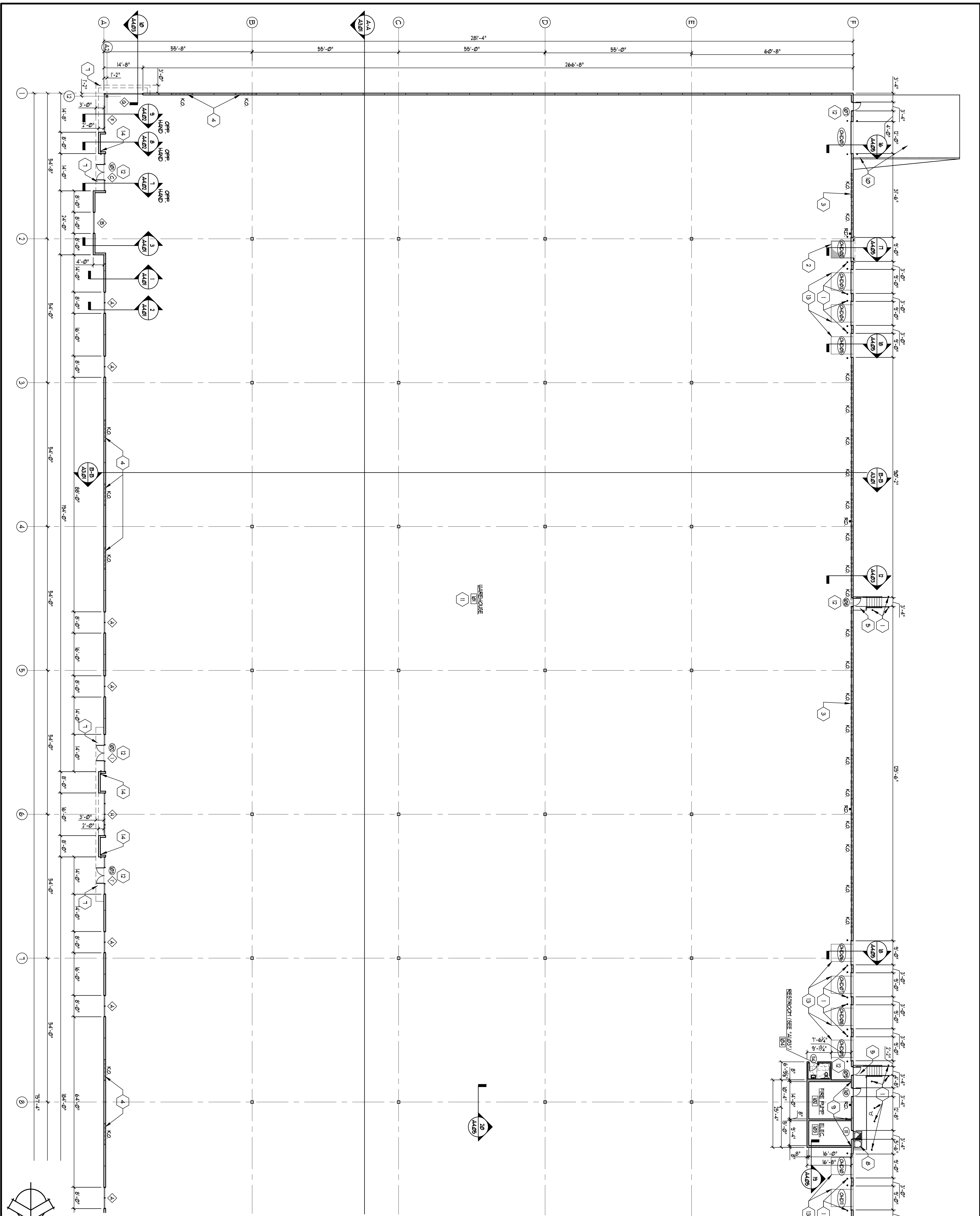
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DATE:	AUTHORIZED USER:
09/10/18	☒ SCHEMATIC DESIGN
03/01/19	☒ DESIGN DEVELOPMENT
..	☐ BIDDING
..	☐ BUILDING PERMIT
..	☐ CONSTRUCTION
..	☐ AS-BUILT

DRAWN BY:	TDG
CHECKED BY:	MJM
PROJECT NO.	A1105

57'x110'





DRAWING NOTES:

1. 6" CONCRETE TIEED STEEL REINFORCING PAINTED "SAFETY YELLOW" TYPE PAPER FOR ALL VERTICAL LIFT DOORS & EXTERIOR STAIR LOCATIONS (SEE DETAIL ON SHEET A405)
2. 9"Ø - 15'Ø INSULATED ROCK DOOR WITH 1"Ø x 1"Ø x 15'Ø 90000 PSI R48 POLYMER RECESSED LETTERER ROCK SEAL & HEAVY DUTY LANTINATED BATTERS (THIS ID) DOOR DOOR LOCATION ON PLAN)
3. DESIGN REINFORCING CONCRETE WALL PANEL, W/ 9"Ø x 12"Ø REINFORCING BARS (SEE DETAIL ON SHEET A405) LOCATION TYPICAL ON 16'RI WALL ELEVATION, ROCK-OUT PANEL LOCATION DESIGNATED WITH KO1)
4. DESIGN REINFORCING CONCRETE WALL PANEL, W/ 9"Ø x 12"Ø REINFORCING BARS (SEE DETAIL ON SHEET A405) LOCATION TYPICAL ON NORTH SOUTH ELEVATION, ROCK-OUT PANEL LOCATION DESIGNATED WITH KO2)
5. GALVANIZED OPEN GRADE METAL STAIR (SEE DETAIL ON SHEET A406)
6. 12"Ø HIGH REINFORCED CONCRETE SCREEN WALL
7. ALUMINUM CLAD ARCHITECTURAL SPOFF IN CLEAR ADDED TO FINISH TO MATCH INTERIOR FINISHING
8. ALUMINUM RUSH ACCESS LADDER W/ GATE AND INTERMEDIATE PLATFORM (SEE DETAIL ON SHEET A407)
9. REMOVE BLAGGER ROD AND CALK JOINT WHERE DOOR MEETS REINFORCED CONCRETE WALL PANEL TO ALLOW FOR BATTERY CONCRETE (TYPICAL)
10. Ø1 CONCRETE DRIVE IN RAMP W/ GALVANIZED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND BE DIRECTED BY THE PROJECT MANAGER ON SITE PRIOR TO FINAL INSPECTIONS
11. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND BE DIRECTED BY THE PROJECT MANAGER ON SITE PRIOR TO FINAL INSPECTIONS
12. INSTALL A TOXIC GEL STAINING EXPANDED ACCORDING TO OGC DOD AND COMPLYING WITH ALL LOCAL AND STATE REGULATIONS TO BE IN PLACE TO BE SUBJECT TO OGC AND AESTHETIC AREA FOR ASSIGNED RESEARCH AT EXIT STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
13. CONTRACT ROCK LETTERER FOR ROCK LETTER 1"Ø x 12"Ø RECESSED LETTERER ROCK SEAL & HEAVY DUTY LANTINATED BATTERS ARE ALSO TO BE FINISH
14. ALL CANOPY ROOF DRAINS ARE TO TIE INTO 3" DRAINAGE PIPING TO BE INSTALLED WITH 18"Ø DRAIN PIPING TO BE CONCEALED WITH FINISH NEARBY INTERIOR PARTITION. THE DRAINPOINT INTO NEARBY DRAIN AT THE FRONT OF THE BUILDING

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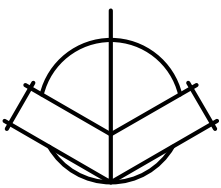


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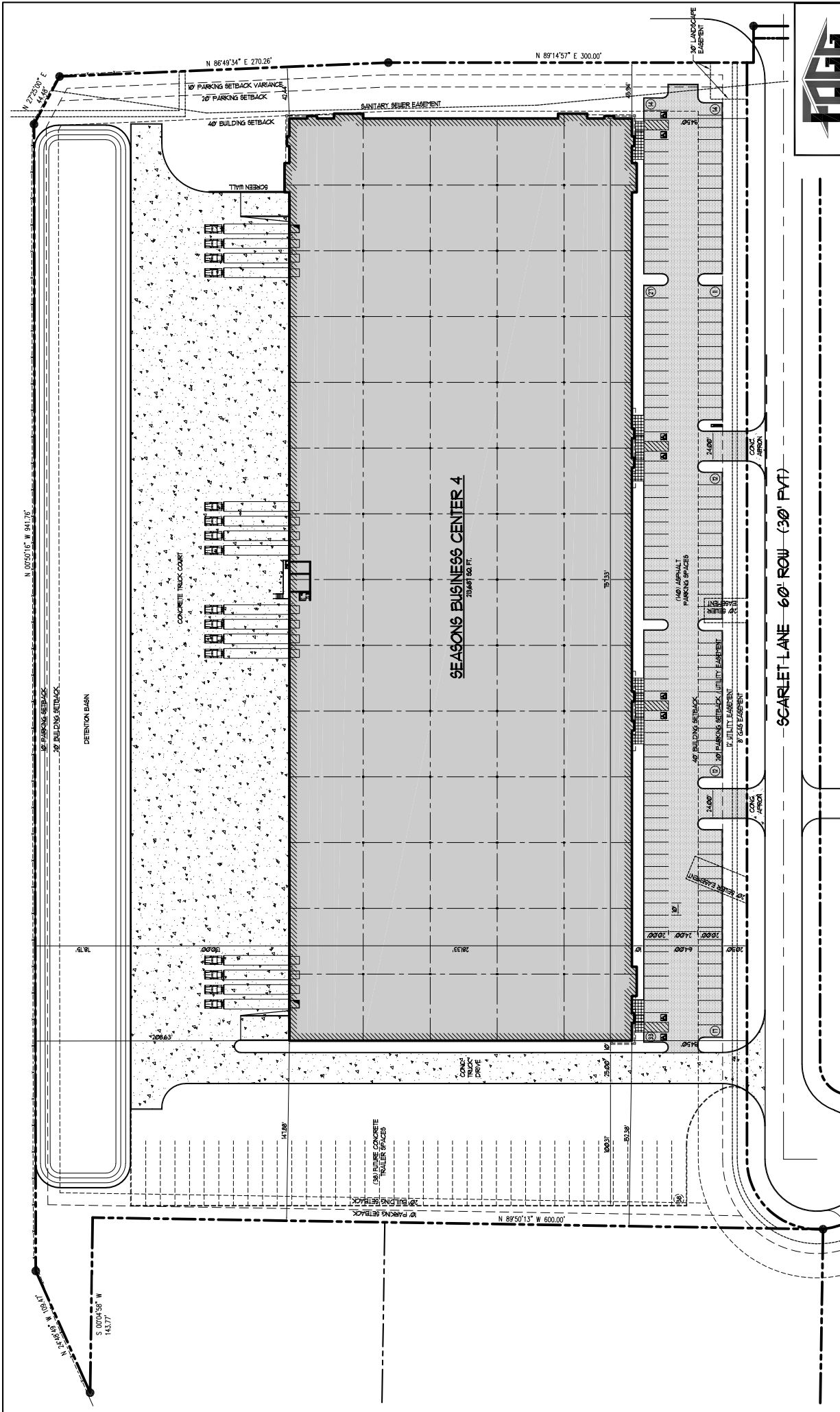
FLOOR PLAN (SOUTH)

SEASONS BUSINESS CENTER 4
SEASONS BUSINESS PARK
4930 SCARLET LANE
STOW, OHIO 44224

SHEET TITLE
PROJECT TITLE

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FLOOR PLAN (SOUTH)



DATE	BY	REVISION
02-15	KLK	2013
02-15	KLK	2013
02-15	KLK	2013

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