

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

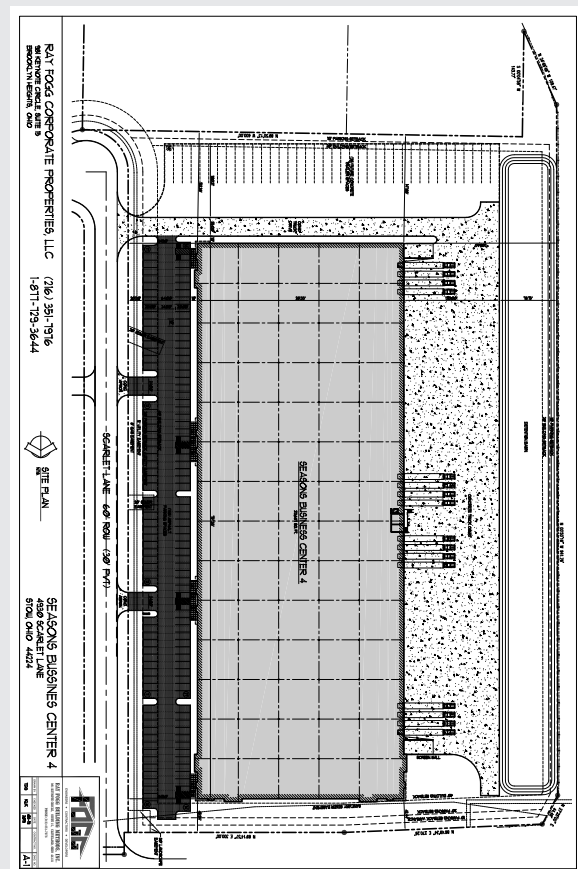
PARKING & DRIVES

- 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, 400 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• 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.

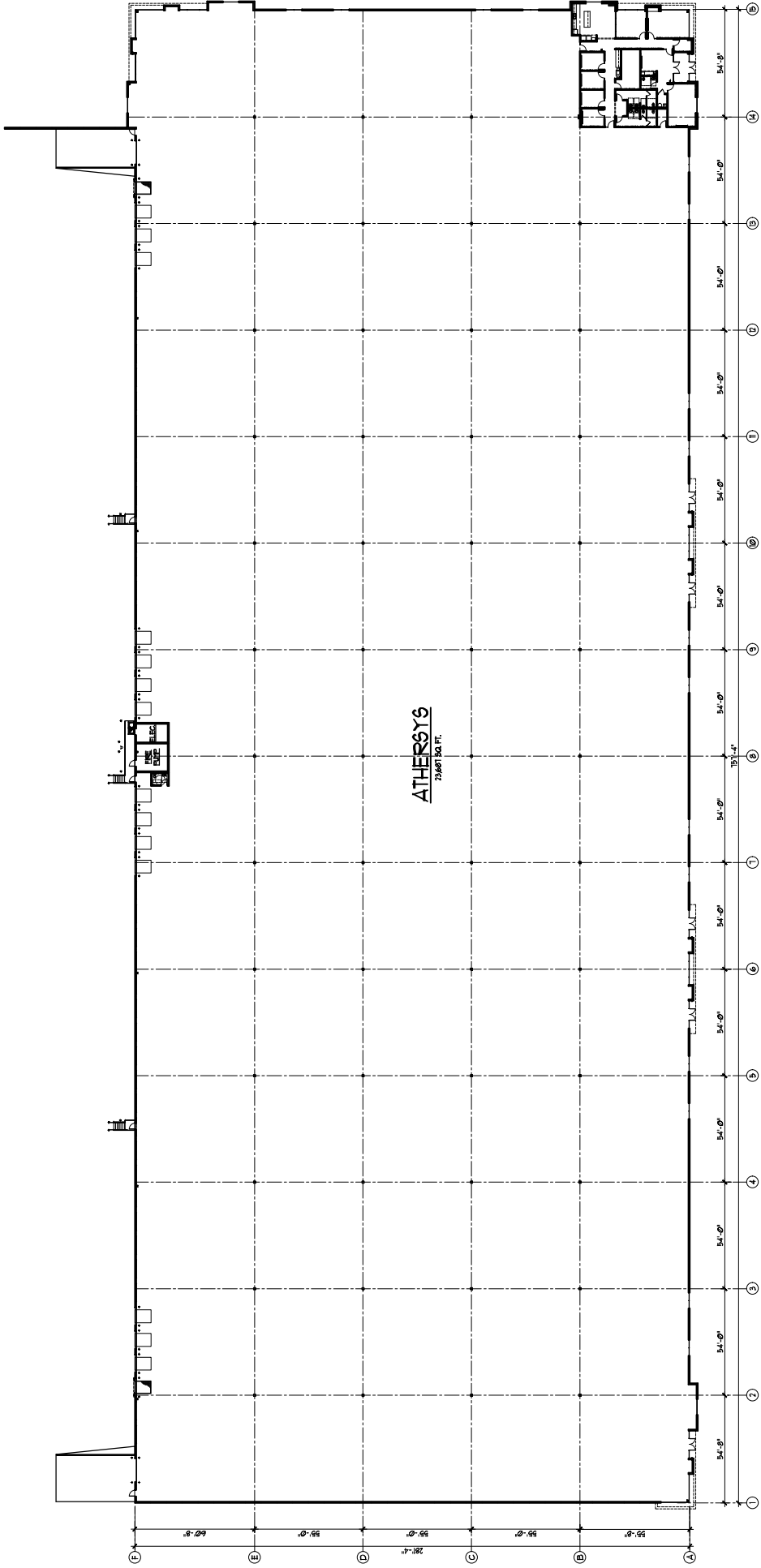


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Mark Ray, Vice President
216-351-7976, ext 244
markray@foggy.com

Tom Blaz, Leasing Associate
216-351-7976, ext 273
tblaz@foggy.com

foggy.com




BUILDING AREA - 213,681 SQ. FT.

SEASONS BUSINESS CENTER 4
4930 SCARLET LANE
STOW, OHIO 44224

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

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



ENGINEERING • CONSTRUCTION • INSULATION

RAY FOGG BUILDING METHODS, INC.
981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44112
PHONE (216) 351-7976


PROJECT	OWNER	DATE	CONTINUED	SHEET NO.
TDG	KLK	08-16-2011		A-1



SITE PLAN
NTS.



RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO
(216) 351-1916
1-877-129-3644

	ENGINEERS • CONTRACTORS • DEVELOPERS	
	RAY FOGG BUILDING METHODS, INC. 181 ARKADIA DRIVE, SUITE 10, CARLETON, MD 21113 PHONE 281-551-5976	
DRAWN BY TDG	CHECKED KLK	DATE 02-19-2009
CONTRACT NO.		DWG. NO. A-1