

# 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](http://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

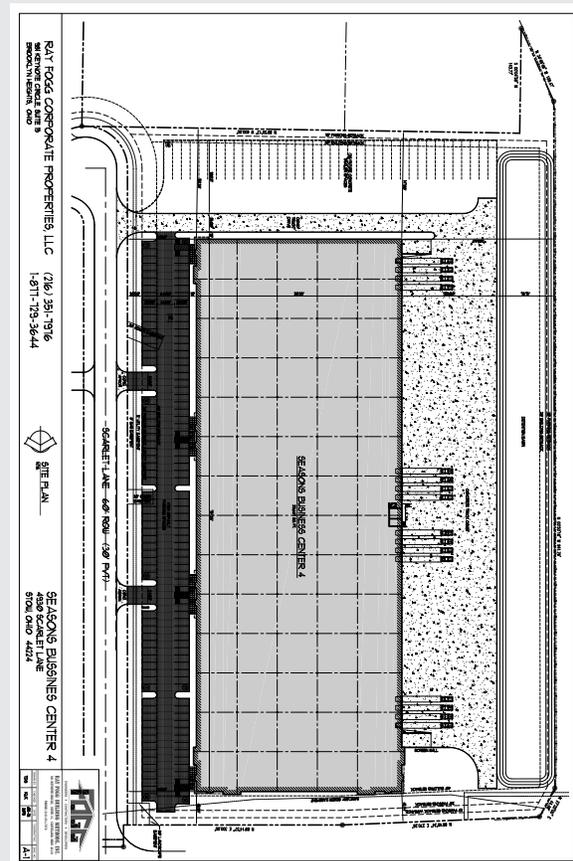
## PARKING & DRIVES

- 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

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## **Individual Space Specifications Seasons Business Center 4**

<b>Office Area:</b>	3,607 SF Office
<b>Warehouse Area:</b>	<u>210,080</u> SF Warehouse
<b>Total Area:</b>	213,687 SF Total
<b>Drive-in doors:</b>	Two (2) 12' x 14' overhead doors
<b>Truck Docks:</b>	Sixteen (16) 9' x 10' overhead doors
<b>Clear Height:</b>	32' - 36'
<b>Column Spacing:</b>	54' x 60'
<b>Electricity:</b>	480/277 Volt, 400 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	\$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.

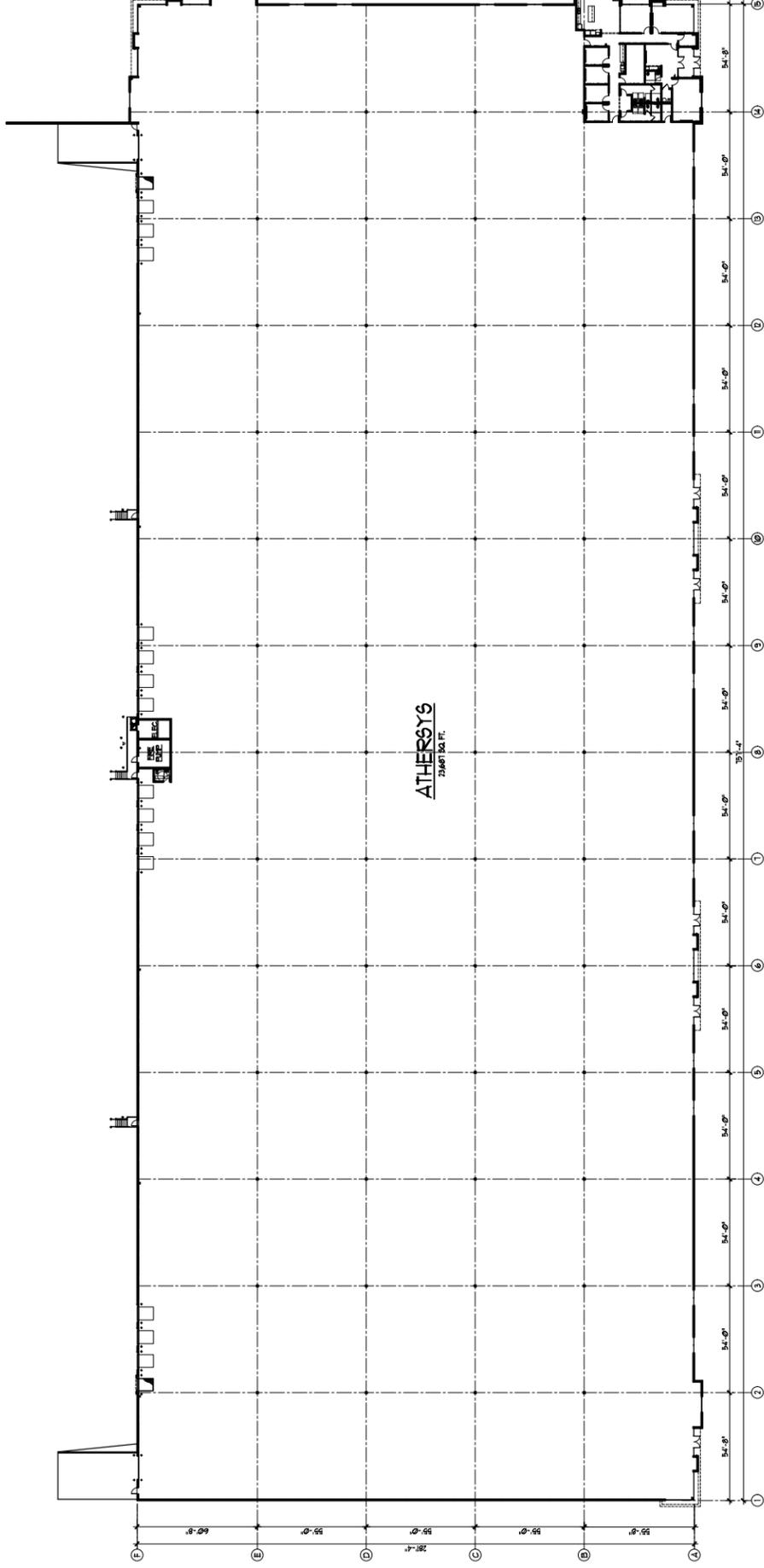


**flexible spaces**  
**all the right places.**

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BUILDING AREA - 213,681 SQ. FT.

SEASONS BUSINESS CENTER 4  
 4930 SCARLET LANE  
 STOW, OHIO 44224

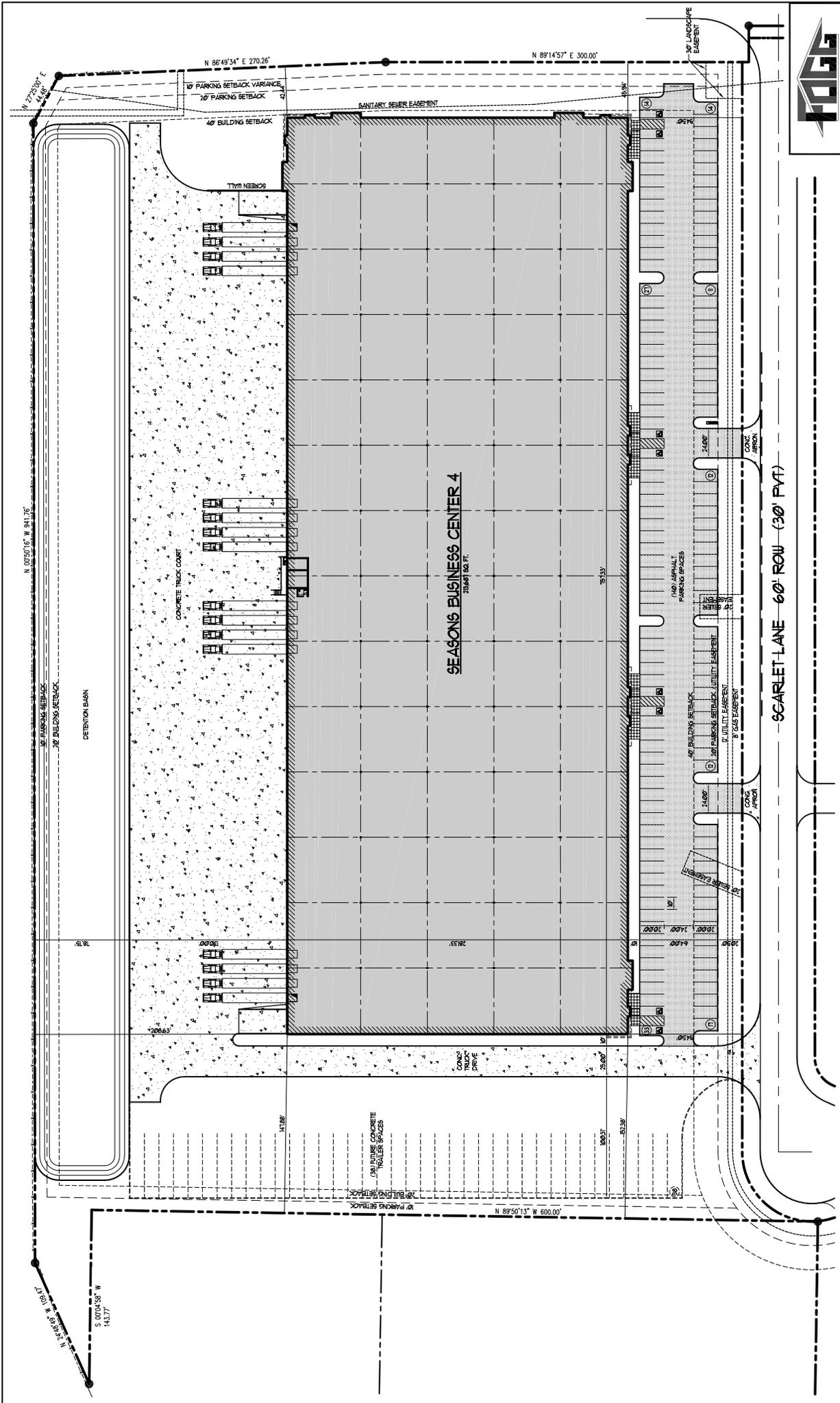
RAY FOGG CORPORATE PROPERTIES, LLC  
 981 KEYNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO

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



RAY FOGG BUILDING METHODS, INC.  
 981 KEYNOTE CIRCLE, SUITE 15, BROOKLYN HEIGHTS, OHIO 44119  
 PHONE (216) 351-7976

REVISION	DATE	BY	CHKD BY	APP'D BY
TDS	02/16/2011	KLK		
				A-1



**RAY FOGG BUILDING METHODS, INC.**  
 881 KEYNOTE CIRCLE, SUITE 15, COLUMBUS, OHIO 43111  
 PHONE (614) 381-1976

OWNER	DATE	CONTRACT NO.	SCALE
TDG	02-19		

ENGINEERS • CONTRACTORS • DEVELOPERS

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

**SITE PLAN**  
 N.T.S.

SCARLET LANE 60' ROW (30' PVT)

**RAY FOGG CORPORATE PROPERTIES, LLC** (216) 351-1976  
 1-877-129-3644

391 KEYNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO