

# flexible spaces all the right places...

...Snowville Business Centre I & II  
55 Andrews Circle & 6400 West Snowville Rd.



**“Flexible Spaces in All the Right Places”** is what Fogg had in mind when designing their large portfolio of office, industrial and office/warehouse (flex) properties. Strategically located near major freeways in northeast Ohio, Fogg’s properties offer flexible floor plans, truck access and lease terms, as well as expansion opportunities for their growing customers.

Snowville Business Centre I & II are situated in the upscale community of Brecksville, Ohio. Located between Cleveland and Akron, the site is within minutes of I-77 and I-80 (Ohio Turnpike). The buildings provide excellent modern office/warehouse/flex space designed to easily modify floor plans and truck access to suit the needs of each tenant.



“I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with.”

- E & R Industrial

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - Virginia Tile Company



216.351.7976  
[fogg.com](http://fogg.com)

# STANDARD BUILDING SPECIFICATIONS

## Snowville Business Centre I & II

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

#### Shared Features

- 12.06 acre site on West Snowville Road in Brecksville, Ohio
- Snowville Business Centre I fronts on West Snowville Road
- Snowville Business Centre II fronts on Andrews Circle
- 3 miles south of Brecksville Town Center via State Rt. 21
- Access via the Ohio Turnpike I-80, I-77, and I-271

### PROPERTY DATA

- Snowville Business Centre I: 62,862 SF
- Snowville Business Centre II: 55,000 SF

### EAVE HEIGHT

- 19'

### COLUMN SPACING

- Snowville Business Centre I: 25' x 45' and 25' x 55'
- Snowville Business Centre II: 25' x 55'

### TRUCK ACCESS / DOORS

- Truck docks with insulated metal industrial doors
- Drive ins with insulated metal industrial doors
- Personnel Doors: 18 gauge flush hollow metal with hardware

### ROOF

- Snowville Business Centre I: 2" standing seam, 24-gauge aluminized steel, single sloped, with 4" vinyl faced insulation (U = .08; R = 13)
- Snowville Business Centre II: 2" standing seam, 24-gauge, metal roof, single sloped with vinyl faced fiberglass insulation (R=19)

### FLOOR

- Snowville Business Centre I: 5" reinforced concrete (3,000 p.s.i.)
- Snowville Business Centre II: 6" reinforced concrete (4,000 p.s.i.)

### WAREHOUSE LIGHTING

- Snowville Business Centre I: fluorescent fixtures
- Snowville Business Centre II: 400 watt, low bay metal halide fixtures.

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### PARKING & DRIVES

#### Automobile Parking

- Snowville Business Centre I: 4" concrete
- Snowville Business Centre II: Asphalt

#### Truck Drives / Ramps

- Snowville Business Centre I & II: 8" reinforced concrete

### INTERIOR WAREHOUSE & DEMISING WALLS

- 8" concrete block; or
- Drywall on steel stud framing (full height); or
- 3", 24 gauge metal panels with 3" insulation (full height) and 29 gauge interior liner panel (10' high)

### EXTERIOR WALLS

#### Snowville Business Centre I

- Front and side walls are 8" and 12" brick and block
- Architectural piers are constructed using 8" insulated fluted block
- Rear walls and dock are 3" interlocking metal panels with embossed pebble-grain, fluoropolymer finish with 3" of insulation

#### Snowville Business Centre II

- Front and side walls are dryvit, brick, block and glass
- Rear wall is foam insulated metal sandwich panels

### HVAC

- Warehouse: gas-fired unit heater (Heating 60°F temperature difference at 0°F outside)
- 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)

### OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid system
- Floor: commercial grade carpeting or vinyl tile (V.C.T.)
- Entrance Doors: glass door with aluminum tubular frame and glass "side light"
- Interior Doors: 1-3/8" flush birch doors with hardware; hollow metal frames
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of latex on drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories

### UTILITIES

- Electric: The Illuminating Co. (208V/3-phase)
- Gas: Dominion East Ohio Gas
- Telephone: At&t
- Water: City of Cleveland 2" domestic water supply (main - 12")
- Sanitary & Storm Sewer: City of Cleveland 6 sanitary sewer (main - 15")



## Snowville Business Centre I & II

# ***FOR LEASE***

8,206 Sq. Ft. Warehouse – Office  
6400 W. Snowville, Brecksville, Ohio

---

## **Individual Space Specifications**

### **Snowville Business Centre 1**

|                                   |   |
|-----------------------------------|---|
| <b>Office Area:</b>               | 3,509 SF  |
| <b>Warehouse Area:</b>            | <u>4,697</u> SF   |
| <b>Total Area:</b>                | 8,206 SF  |
| <br>                              |   |
| <b>Truck Docks:</b>               | One (1) 8' X 10' with 4' recessed truck dock<br>One (1) 12' X 14' drive-in door |
| <br>                              |   |
| <b>Eave Height:</b>               | 20'   |
| <br>                              |   |
| <b>Column Spacing:</b>            | 25' X 55'   |
| <br>                              |   |
| <b>Electricity:</b>               | 240 Volt, 800amp; 3-phase, 4-wire service, 150 KVA transformer                  |
| <br>                              |   |
| <b>Sprinklers:</b>                | Yes   |
| <br>                              |   |
| <b>Street Address:</b>            | 6400 W. Snowville Road, Brecksville, Ohio                                       |
| <br>                              |   |
| <b>Unit Number:</b>               | 22  |
| <br>                              |   |
| <b>Estimated Operating Costs:</b> | \$3.25/SF/YR based upon actual costs for 2022.                                  |

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.

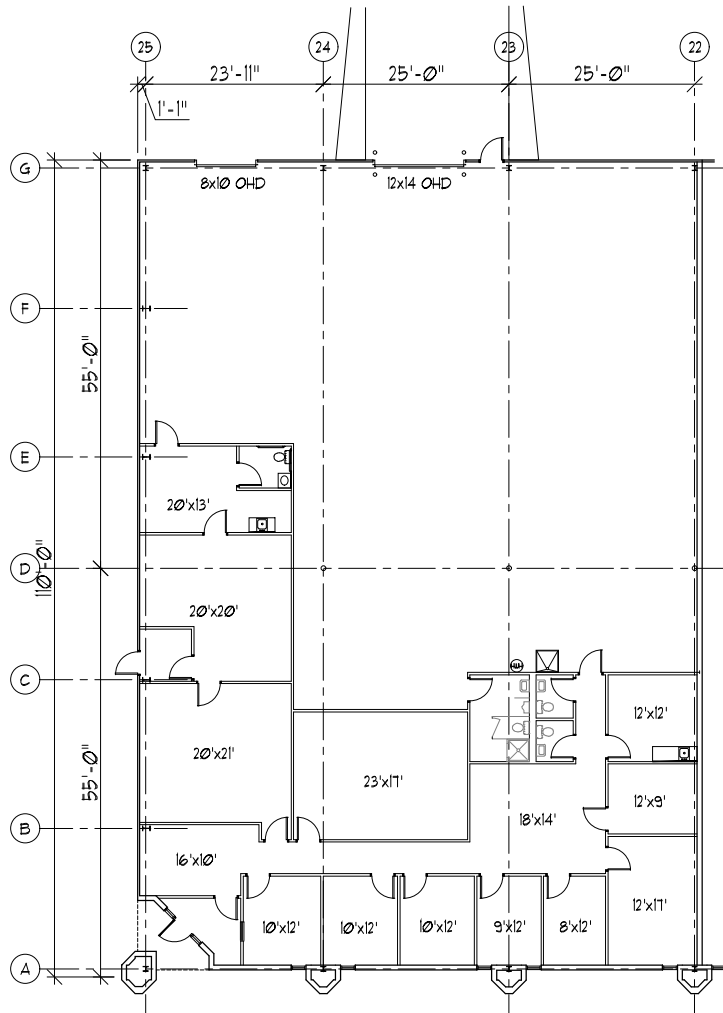


**flexible spaces**  
**all the right places.**

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

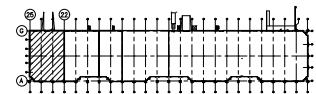
Tom Blaz, Leasing Associate  
216-351-7976, ext. 273  
tblaz@fogg.com

**fogg.com**



**FLOOR PLAN**  
BAYS 22-25

OFFICE AREA = 3,509 SF  
 WAREHOUSE AREA = 4,697 SF  
 TOTAL AREA = 8,206 SF



LOCATION PLAN 

**SNOWVILLE BUSINESS CENTRE I**  
 6400 WEST SNOWVILLE ROAD  
 BRECKSVILLE, OHIO, 44141

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

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

**FOGG**  
INDUSTRIAL • COMMERCIAL • RESIDENTIAL

**RAY FOGG BUILDING METHODS, INC.**  
ONE KENNEDY SQUARE, SUITE 100, CLEVELAND, OHIO 44115  
 770000 000 000 000

| DATE | BY | REV           | DESCRIPTION | SCALE |
|------|----|---------------|-------------|-------|
| TDG  | LC | 02-23<br>2023 |             | A-1   |

# SNOWVILLE BUSINESS CENTRE I & II

6400 WEST SNOWVILLE ROAD  
BRECKSVILLE, OHIO

UNIT 22

I-77

N

ANDREWS CIRCLE

AVAILABLE  
8,206 S.F.

 LEASED

