

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

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

Office Area: 3,509 SF
Warehouse Area: 4,697 SF
Total Area: 8,206 SF

Truck Docks: One (1) 8' X 10' with 4' recessed truck dock
One (1) 12' X 14' drive-in door

Eave Height: 20'

Column Spacing: 25' X 55'

Electricity: 208/120 Volt, 800amp; 3-phase, 4-wire service

Sprinklers: Yes

Street Address: 6400 W. Snowville Road, Brecksville, Ohio

Unit Number: 22

Estimated Operating Costs: \$2.99/SF/YR based upon budget costs for 2021.

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.

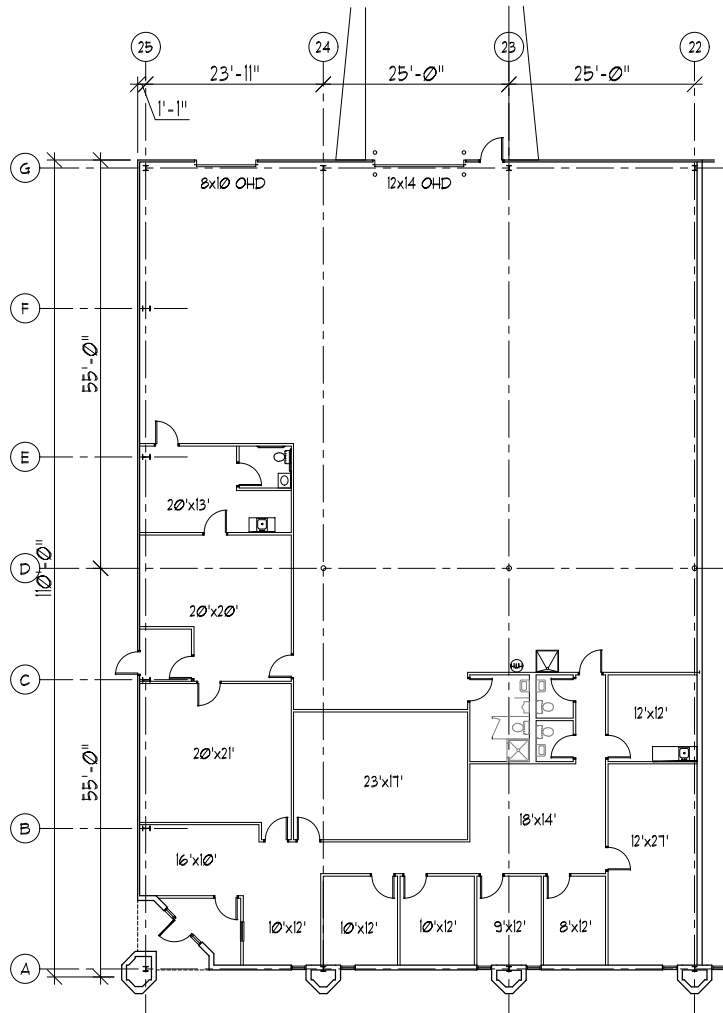
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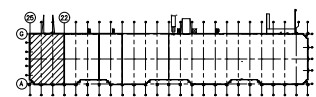
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.



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

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FOGG
ARCHITECTURE • INTERIORS • CONSTRUCTION

RAY FOGG BUILDING METHODS, INC.
AN AFFILIATE COMPANY, BRECKSVILLE, OHIO 44141
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DATE	BY	NO.	REVISION	SCALE
TDG	LC	02-09 2022		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

