

Bluestone Business Center 5 New Construction!



...Bluestone Business Center 5
26000 Bluestone Blvd. Euclid, Ohio

75,576 SF of High Bay Space

- 28' Clear Height
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 100% Real Estate Tax Abatement for 15 Years
- 6" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Norfolk Southern Railroad Available
- Easy Access to I-90 & I-271
- Within Minutes of Downtown Cleveland, I-77, I-71, I-480, I-80, Cleveland Hopkins, Burke Lakefront Airport, and Cuyahoga County Airport



CORPORATE PROPERTIES

216.351.7976
fogg.com

"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**

STANDARD BUILDING SPECIFICATIONS

26000 Bluestone Blvd. Bluestone Business Center 5

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 E. 260th St. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland

PROPERTY DATA

- Total Project 75,576 SF

EAVE HEIGHT

- 31' low side eave, 34' high side eave

CLEAR HEIGHT

- 28' throughout

COLUMN SPACING

- 50' x 50'

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

- 6" 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 T-5 high bay fluorescent fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- Office: gas-fired furnace with electric heat pump (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Natural gas air 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" (2'x4') 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 T-8 recessed fluorescent lighting

PARKING & DRIVES

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

UTILITIES

- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- Water: City of Cleveland
- Sanitary Sewer & Storm: City of Euclid
- Telephone: AT&T

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

FOR LEASE

75,576 Sq. Ft. Warehouse – Office
26000 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Bluestone Business Center 5

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	75,576 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Eave Height:	31' - 34' (28' clear height throughout)
Column Spacing:	50' x 50'
Electricity:	480/277 Volt, 3 phase, 4 wire service
Lighting:	Energy Efficient LED High Bay Florescent Fixtures
Sprinklers:	Wet / Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.12/SF/YR based upon budgeted costs for 2021.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the adjacent building. 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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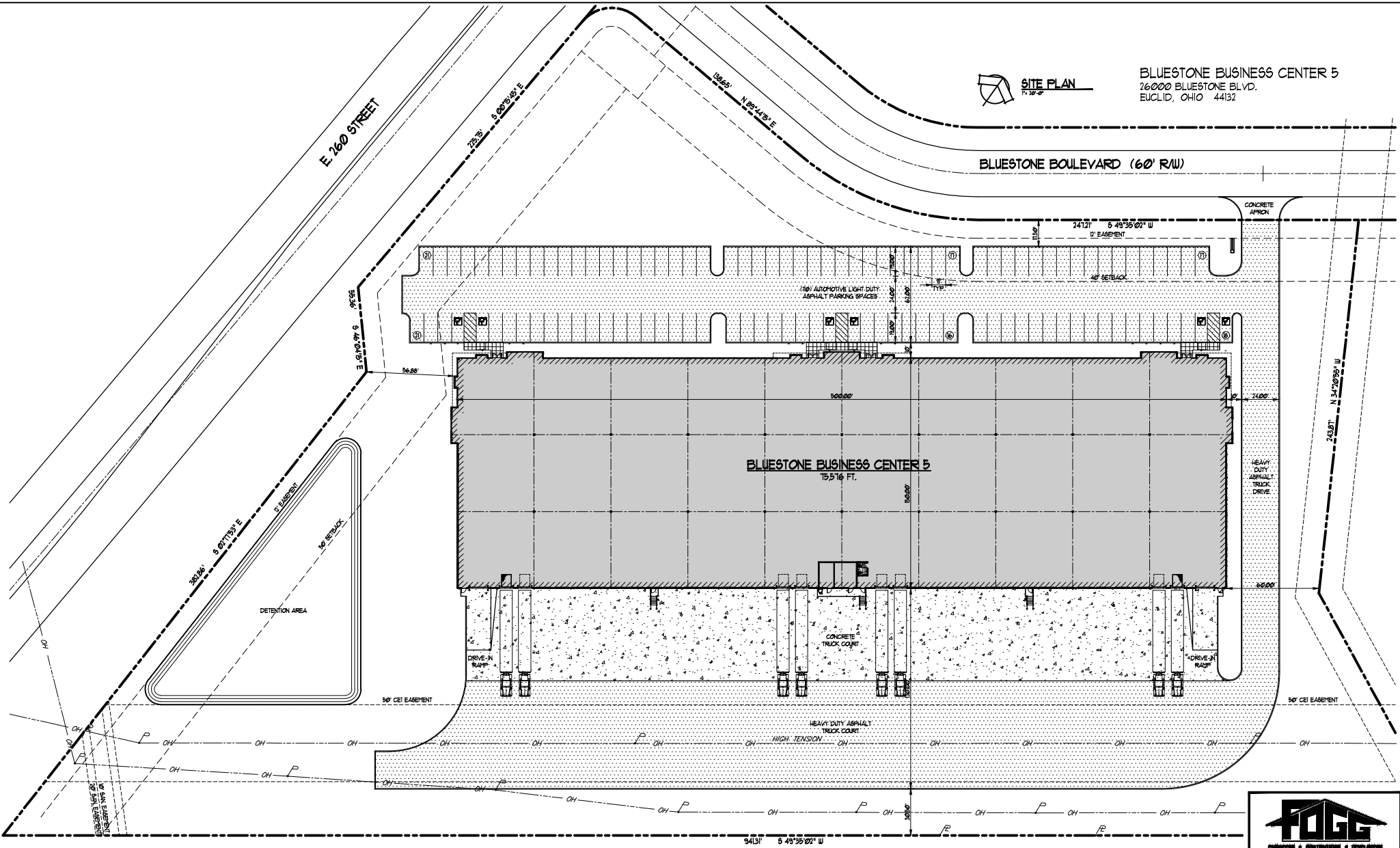
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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SITE PLAN

BLUESTONE BUSINESS CENTER 5
26000 BLUESTONE BLVD.
EUCLID, OHIO 44132



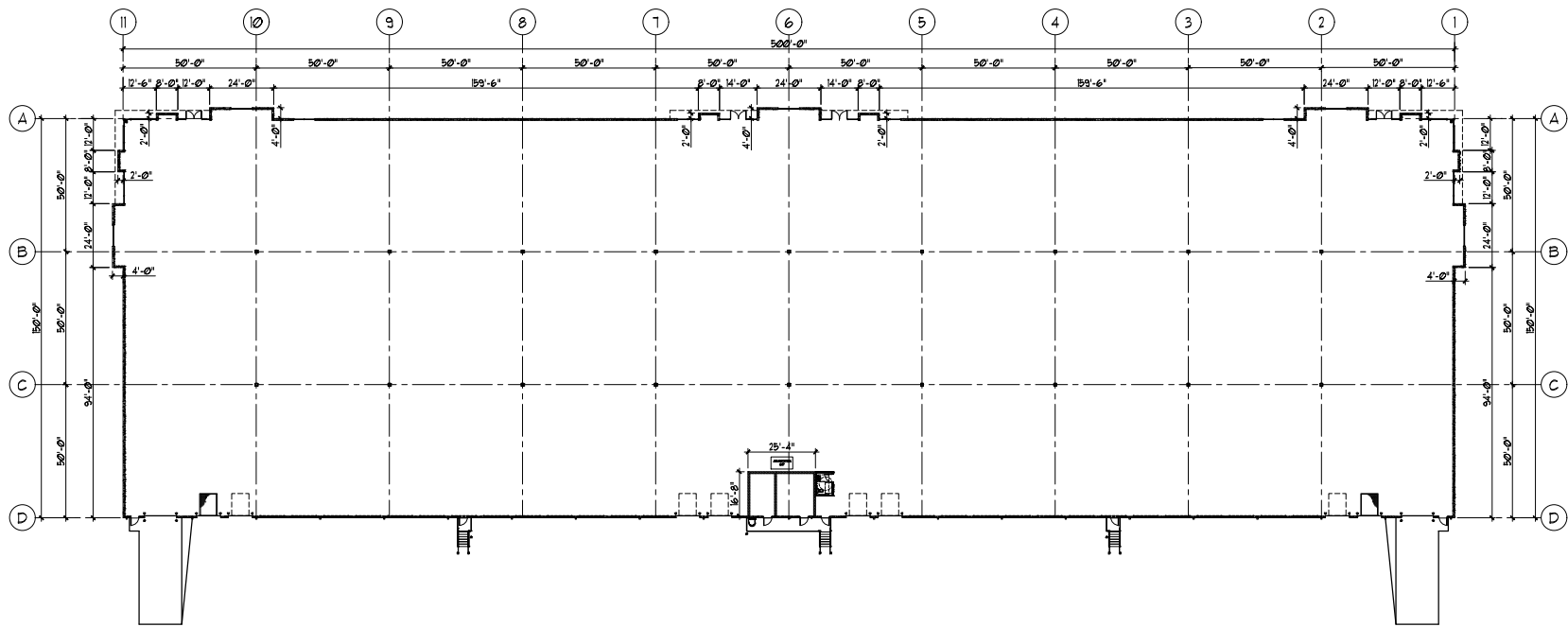
RAY FOGG CORPORATE PROPERTIES, LLC
981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

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



RAY FOGG BUILDING SERVICES, INC.
10000 WOODLAND AVENUE, SUITE 115, BROOKLYN HEIGHTS, OHIO 44132
724.944.4444

DATE	BY	REVISION
02/01/2021	TDG	



 FLOOR PLAN
1/8" = 1'-0"

TOTAL AREA = 75,576 SF

BLUESTONE BUSINESS CENTER 5
26000 BLUESTONE BLVD.
EUCLID, OHIO 44132

RAY FOGG CORPORATE PROPERTIES, LLC

381 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

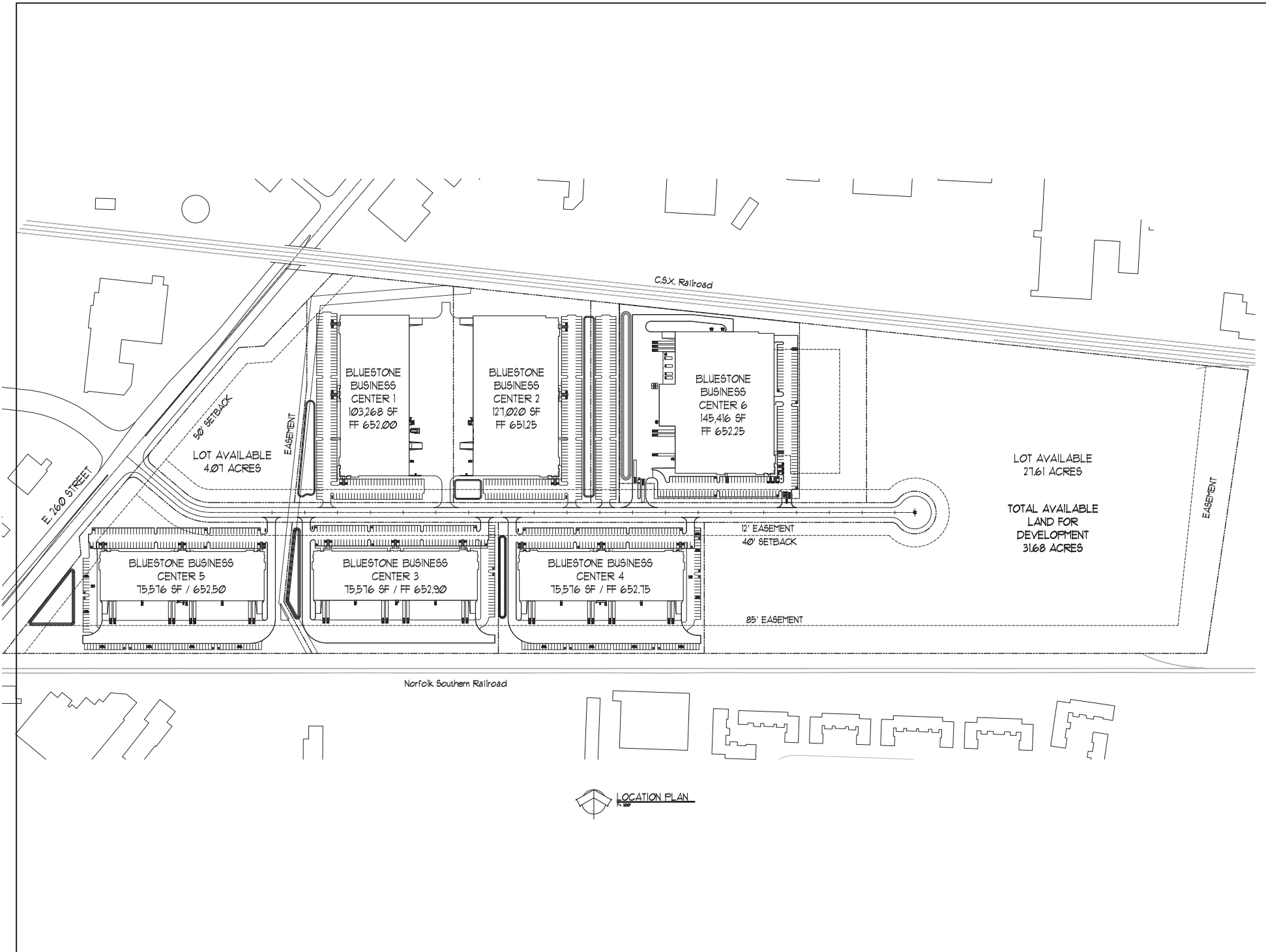
(216) 351-7976

1-877-729-3644

FOGG
ENGINEERS • ARCHITECTS • INTERIORS

RAY FOGG BUILDING SERVICES, INC.
ONE UNIVERSITY SQUARE, SUITE 115, CLEVELAND, OHIO 44115
770000 02/01 2021

DATE	BY	REVISION
02/01/2021	TDG	2021



LOCATION PLAN
11/08

RAY FOGG BUILDING METHODS, INC.
ENGINEERS • CONTRACTORS • DEVELOPERS
145 EASTMAN AVE. SUITE 1000
EUCLID, OHIO 44132
PHONE: (216) 835-2700
FAX: (216) 835-2701
WWW.RAYFOGG.COM

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
NO. 10888
EXPIRES 12/31/2011

DATE	DESCRIPTION	BY	CHKD
11/08	SCHEMATIC DESIGN		
11/08	PERMITS DEVELOPMENT		
11/08	ISSUE FOR PERMIT		
11/08	CONSTRUCTION		
11/08	AS-BUILT		

OVERALL SITE LAYOUT
BLUESTONE BUSINESS PARK
BLUESTONE BOULEVARD
EUCLID, OHIO 44132

DATE: 11/08
PROJECT: BLUESTONE BUSINESS PARK
SHEET: SP101



PROPOSED CORNER ENTRANCE



PROPOSED NORTH ELEVATION



PROPOSED CENTER ENTRANCE



DATE	ISSUE	APPROVED BY
..	<input type="checkbox"/> SCHEMATIC DESIGN	..
..	<input type="checkbox"/> DESIGN DEVELOPMENT	..
..	<input type="checkbox"/> DESIGN ASSIST	..
..	<input type="checkbox"/> DESIGN REPORT	..
..	<input type="checkbox"/> CONSTRUCTION	..
..	<input type="checkbox"/> AS-BUILT	..

NO.	REVISIONS	DESCRIPTION
..
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..
..
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..

SHEET TITLE
PROJECT TITLE
SHEET NO.

ELEVATIONS
BLUESTONE BUSINESS CENTER V
BLUESTONE BUSINESS PARK
26000 WILSON ROAD
EUCLID, OHIO 44131
A2.01