

flexible spaces all the right places...



...Akron Business Centre I & II

290 and 300 Opportunity Parkway, Akron, Ohio

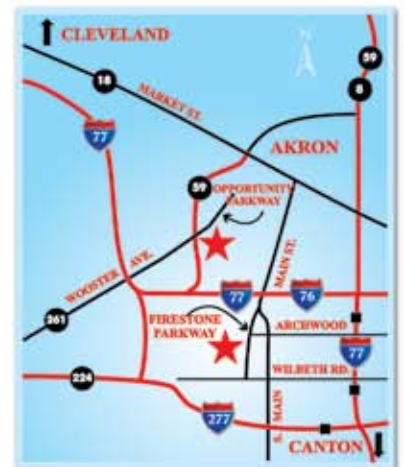


...Firestone Business Centre I & II

1450 and 1500 Firestone Parkway, Akron, Ohio

“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, lease terms as well as opportunities for expansion for their growing customers.

Strategically located, our Akron properties offer modern office, warehouse and flex space with great freeway access. Akron Business Centre I & II are located directly at the freeway interchange of Rt. 59 and Opportunity Parkway just north of I-77. Firestone Business Centre I & II are located just south of the Firestone plant and I-77. Both properties are minutes from Rt. 8, I-76, I-77, I-277 and I-80 (the Ohio Turnpike).



"The Fogg transaction experience was outstanding! From the beginning with lease negotiations and subsequent design and build experiences we received dedicated and professional level service. I have nothing but high marks for the entire team of service providers." - **Universal Hospital Services**



216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Akron Business Centre I & II, Firestone 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

Akron Business Centre I and II

- 4.2 acre site at Opportunity Parkway (Wooster Avenue) & Pier Drive
- Located in Downtown Akron
- Adjacent to Innerbelt Expressway (Route 59) and just north of I-77 and I-76

Firestone Business Centre I and II

- 6.3 acre site located at the intersection of Firestone Parkway and Emerling Ave.
- One and a half miles south of I-76, one mile west of I-77 and one mile north of I-277

PROPERTY DATA

- Akron Business Centre I: 35,267 S.F.
- Akron Business Centre II: 37,900 S.F.
- Firestone Business Centre I: 47,500 S.F.
- Firestone Business Centre II: 47,500 S.F.

EAVE HEIGHT

- 20'

COLUMN SPACING

- Akron Business Centre I: 25' x 47'-6" & 25' x 52'-6"
- Akron Business Centre II: 25' x 45' & 25' x 50'
- Firestone Business Centre I & II: 25' x 50'

TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-ins with insulated metal industrial doors
- Personnel: 20-gauge flush hollow metal door

ROOF

- 2" standing seam, 24 gauge aluminized steel, single-sloped with 4" vinyl faced insulation (U = .08; R = 13)

EXTERIOR WALLS

Akron Business Centre I and II

- Brick and split face block system
- Dryvit finish concrete block and metal studs

Firestone Business Centre I and II

- Face brick and concrete block system
- 3" interlocking metal panels with a pebble-grained, fluoropolymer finish
- Insulated glass curtain wall framed in tubular bronze aluminum

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard

HVAC

- Warehouse: gas fired unit heaters (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 and 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
- Floor: covered with commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames and bronze finish
- Interior Doors: 1-3/8" flush birch doors
- Windows: insulated glass with aluminum tubular
- Plumbing: Water closet and surface mounted lavatory

PARKING & DRIVES

- Automobile Parking: 6" concrete
- Automobile Parking: 4" concrete and asphalt (Firestone Only)
- Truck Drives / Ramps: 7" concrete

UTILITIES

- Electric: Ohio Edison (Akron Business Centre - 208V/3-phase)
- Electric: Ohio Edison (Firestone Business Centre - 277/480V, 3 phase, 4 wire)
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Akron
- Sanitary Sewer: City of Akron
- Storm Sewer: City of Akron



FOR LEASE

10,067 Sq. Ft. Warehouse – Office
1450 Firestone Parkway, Akron, Ohio

Individual Space Specifications

Office Area:	750 SF
Warehouse Area:	<u>9,317</u> SF
Total Area:	10,067 SF
Unit Numbers:	H
Drive-in Doors:	One (1) 10' x 12' overhead door
Truck Docks:	One (1) 8' x 8' overhead doors Two (2) 8' x 10' overhead doors
Eave Height:	20'
Column Spacing:	25' x 50'
Electricity:	120/208 Volt, 100 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 / Ordinary Hazard
Estimated Operating Costs:	\$2.20/SF/YR based on budget expenses for 2025.

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

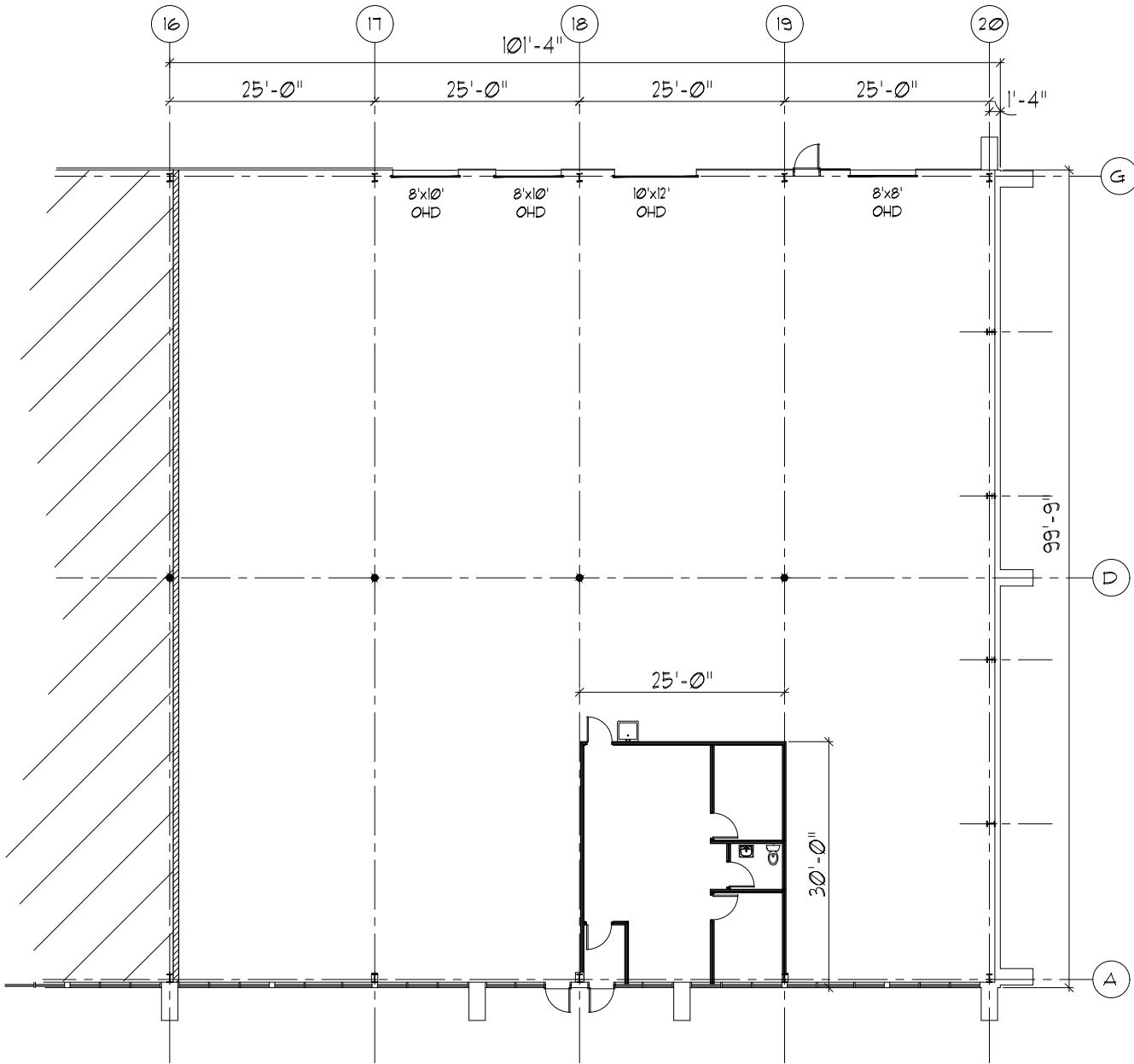


flexible spaces
all the right places.

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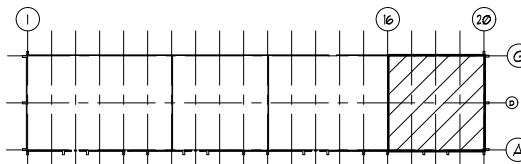
Tom Blaz, Director of Leasing & Sales
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FLOOR PLAN
BAYS 16-20

150 SF OFFICE
9,311 SF WAREHOUSE
10,061 SF TOTAL



LOCATION PLAN
BAYS 16-20

FIRESTONE BUSINESS CENTRE I
1450 FIRESTONE PARKWAY, UNIT D
AKRON, OHIO

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

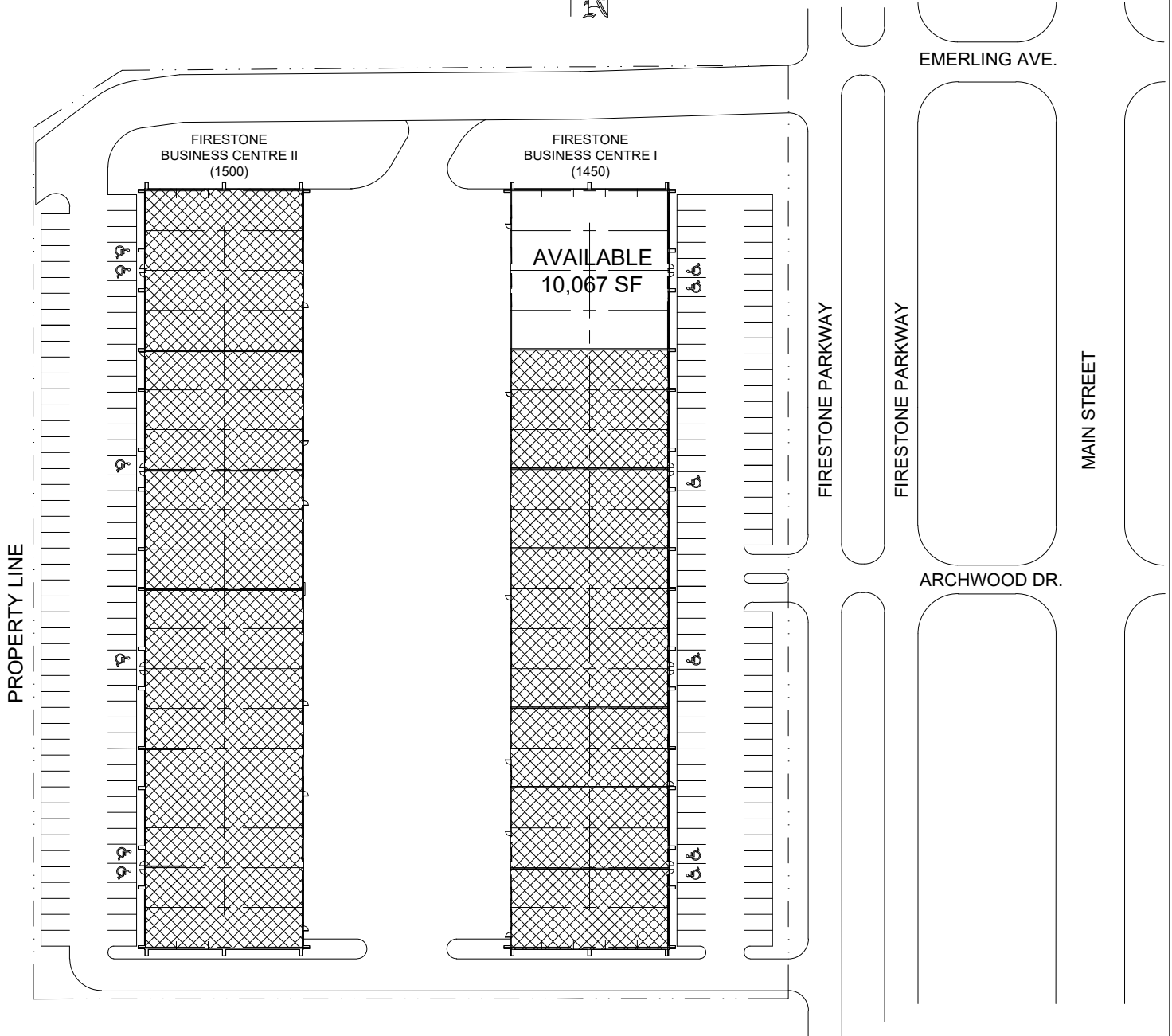
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RAY FOGG BUILDING METHODS, INC.
2000 WOODLAND AVENUE, SUITE 200, CLEVELAND, OHIO 44115
78000 0000 000-0000

REVISED BY	DATE	DESCRIPTION	DATE

A-1

FIRESTONE BUSINESS CENTER 1 & 2
1450 & 1500 FIRESTONE PARKWAY
AKRON, OHIO 44301



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		10-15-24	FIRE12