

flexible spaces all the right places...



...Jennings Freeway Business Centre I-VIII
4621, 4601, 4660, 4640, 4620, 4600, 4562, & 4550
Hinckley Industrial Parkway, Cleveland, 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 and lease terms, as well as expansion opportunities for their growing customers.

Jennings Freeway Industrial Park is simply the best location in the Greater Cleveland area. The park sits on Jennings Freeway (Rt. 176N), only minutes from I-480, I-77, I-90, I-71, I-490, and downtown Cleveland. Fogg developed, owns and manages eight (8) modern office/warehouse/flex buildings in this park with outstanding freeway access in the center of Greater Cleveland.



“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

Jennings Freeway Industrial Park

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.



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LOCATION & ACCESS

Shared Features

- Off Jennings Freeway (Rt. 176 N) at Hinckley Industrial Parkway/Spring Rd. exit
- Off Schaaf Rd., just north of Brookpark Rd. (Rt. 17)
- Minutes from I-480, I-77 and I-90
- 7 miles from downtown Cleveland
- Visible from Jennings Freeway (Rt. 176 N)

All Properties Located On Hinckley Industrial Parkway

- Jennings Business Centre I & II: 6.4 acre site
- Jennings Business Centre III & IV: 6.8 acre site
- Jennings Business Centre V & VI: 5.84 acre site
- Jennings Business Centre VII & VIII: 5.5 acre site

PROPERTY DATA

- Jennings Business Centre I: 42,774 SF
- Jennings Business Centre II: 54,320 SF
- Jennings Business Centre III: 50,333 SF
- Jennings Business Centre IV: 45,266 SF
- Jennings Business Centre V: 45,250 SF
- Jennings Business Centre VI: 40,266 SF
- Jennings Business Centre VII: 34,995 SF
- Jennings Business Centre VIII: 33,167 SF

EAVE HEIGHT

- Jennings Business Centre I - VI: 20'
- Jennings Business Centre VII-VIII: 24'

COLUMN SPACING

- Jennings Business Centre I, III, IV & V: 25' x 50'
- Jennings Business Centre II & V: 25' x 40'
- Jennings Business Centre VII: 26' x 41' & 28' x 41'
- Jennings Business Centre VIII: 25' x 41'

TRUCK ACCESS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel: 18-gauge flush hollow metal doors

ROOF

Business Centre I - VI

- 2" standing seam, 24 gauge aluminized steel, single sloped with 4" insulation (R=13) supported by wire mesh

Business Centre VII & VIII

- 2" standing seam, 24 gauge aluminized steel with 4" vinyl faced insulation (U=.07, R=14)

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures

SPRINKLER SYSTEM

- Wet / Ordinary hazard

EXTERIOR WALLS

Jennings Business Centre I - II

- Dryvit wall system
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

Jennings Business Centre III & IV

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

Jennings Business Centre V & VI

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation (R=10) and pebble-grained, fluoropolymer finish

Jennings Business Centre VII & VIII

- Split face masonry insulated with 2" architectural metal foam insulation sandwich panels (R=14)
- 3" interlocking metal panels with 3" insulation (R=11) and pebble-grained, fluoropolymer finish

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 and/or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors with hardware
- 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

PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drives / Ramps: 8" concrete

UTILITIES

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



FOR LEASE

6,488 Sq. Ft. Warehouse – Office
4562 Hinckley Industrial Parkway, Cleveland, Ohio

Individual Space Specifications Jennings Business Centre 7

Office Area:	2,539 SF
Warehouse Area:	<u>3,949</u> SF
Total Area:	6,488 SF
Unit Number:	1
Drive-in Door:	One (1) 12' x 14' overhead door
Truck Docks:	Two (2) 8' x 10' overhead doors
Eave Height:	20'
Column Spacing:	25' x 50'
Electricity:	120/208 Volt, 200 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:	\$3.25/SF/YR based upon actual costs for 2020

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.

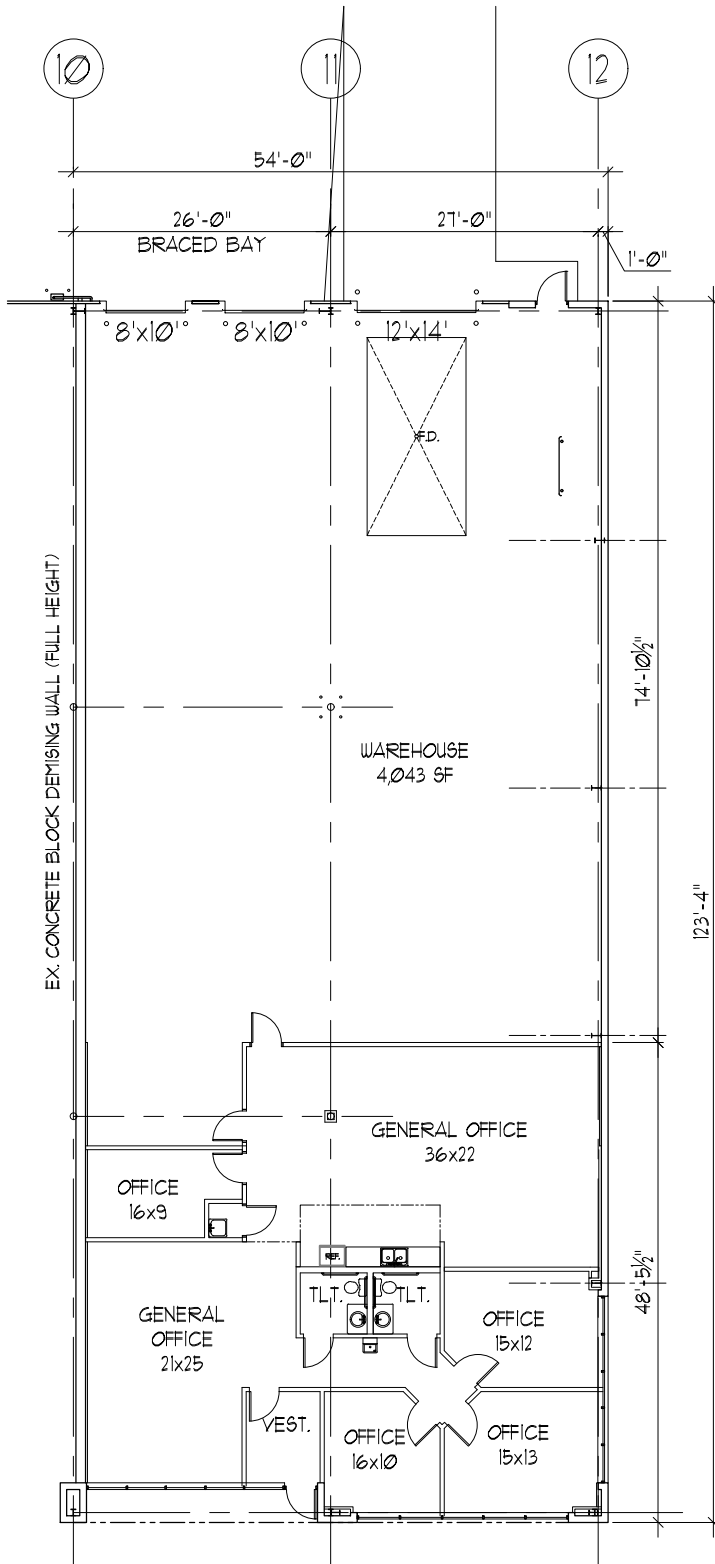


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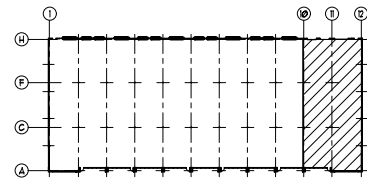
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EX. CONCRETE BLOCK DEMISING WALL (FULL HEIGHT)

FLOOR PLAN

OFFICE AREA = 2,539 SF
 WAREHOUSE AREA = 3,949 SF
 TOTAL AREA = 6,488 SF



LOCATION PLAN
BAYS 10-12

JENNINGS FREEWAY BUSINESS CENTRE VII
 4562 HINCKLEY INDUSTRIAL PARKWAY
 CLEVELAND, OHIO, 44109

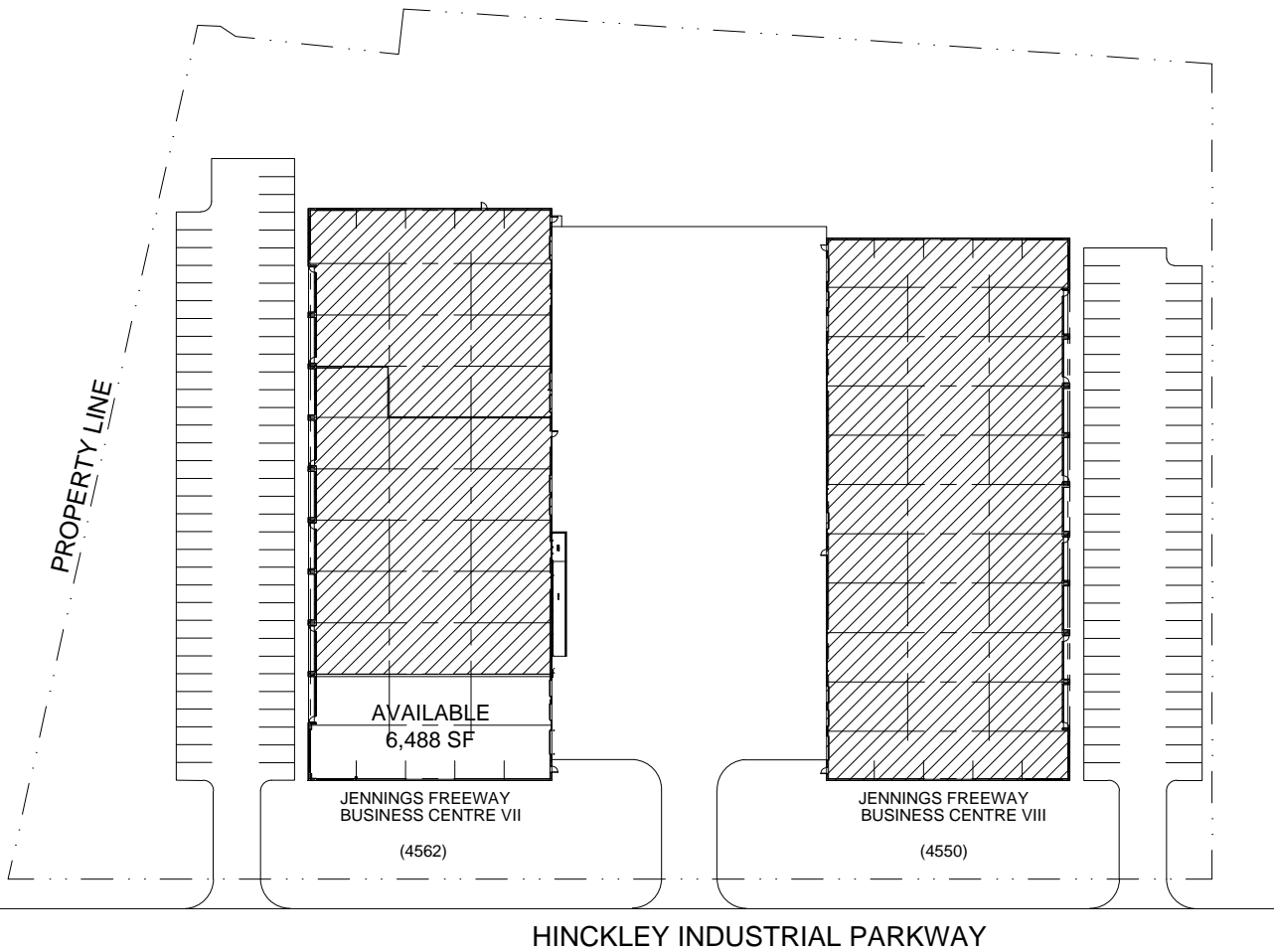
RAY FOGG CORPORATE PROPERTIES, LLC
 981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO



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RAY FOGG BUILDING METHODS, INC.
 4562 HINCKLEY INDUSTRIAL PARKWAY, SUITE 15, CLEVELAND, OHIO 44109
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DATE OF	ISSUED	BY	APPROVED BY	SCALE
TDG	10-29 2020	A-1501	A-1	

JENNINGS FREEWAY BUSINESS CENTRE VII & VIII
 4550 & 4562 HINCKLEY INDUSTRIAL PARKWAY
 CLEVELAND, OHIO



-  6,488 sf AVAILABLE
-  LEASED



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
DMS		1-16-15	JENN78