

Bluestone Business Center 2 New Construction!



...Bluestone Business Center 2
Euclid, Ohio

127,020 SF of High Bay Space

- 32' Clear Height
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 100% Real Estate Tax Abatement for 15 Years
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- CSX 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



"The entire Foggy 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 Foggy since we moved into our new facility" - **Guardian Technologies**

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Bluestone Business Center 2

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 127,020 SF

EAVE HEIGHT

- 34' low side eave, 40' high side eave

CLEAR HEIGHT

- 32' dock staging to 36' high side

COLUMN SPACING

- 54' x 60' Speed Bay

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

- 8" 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-8 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 air conditioner (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Rotation units (Heating: 68°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

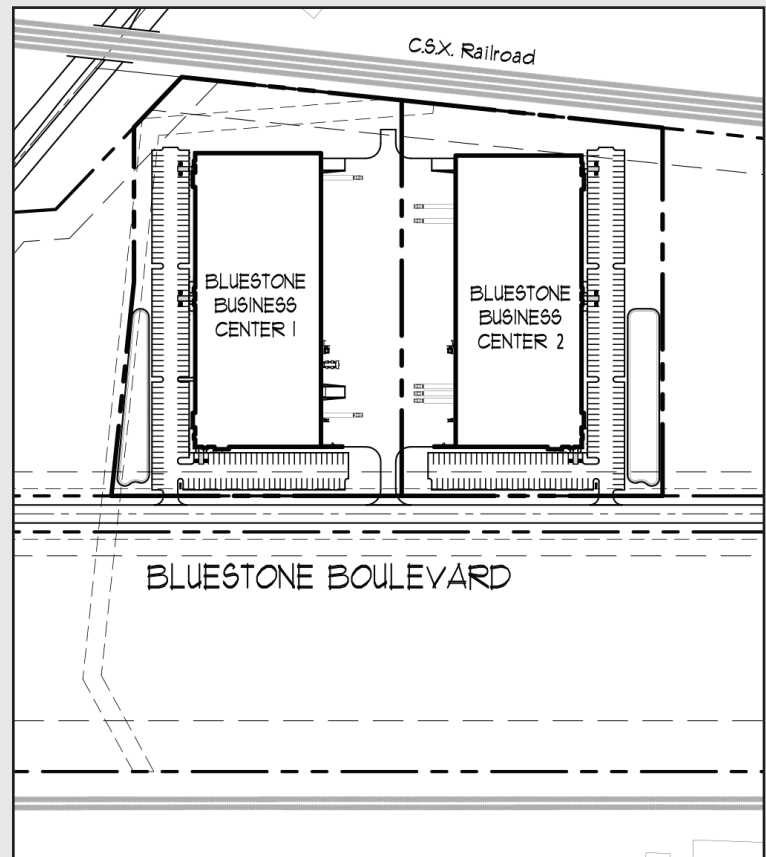
PARKING & DRIVES

- 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

127,020 Sq. Ft. Warehouse – Office
Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	127,020 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Eave Height:	36' - 40' (32' to 36' clear height)
Column Spacing:	54' x 50'
Electricity:	480/277 Volt, 800 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 / Early Suppression Fast Response (ESFR)
Rail:	CSX Railroad available
Est. Operating Costs:	\$.67/SF/YR based upon budgeted expenses 2015. Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for 2015 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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BLUESTONE BUSINESS PARK

Euclid, Ohio

Location. The park is strategically located at the intersection of I-90 and East 260th Street. It can be accessed within minutes from I-90, Rt.2, I-271 and downtown Cleveland. Its location puts it very near heavily traveled distribution routes between New York and Chicago via both I-90 and I-80.

Two Railroads. This is the only industrial park in the area that offers the very unique feature of being served by two major rail road lines (Norfolk Southern and CSX). Rail users have told us that the ability to create competition between the railroads for their business is very attractive.

Shovel Ready Industrial Sites. There is a relative shortage of “shovel ready” sites within master developed industrial parks in the Cuyahoga County, particularly in the more urban areas where the labor base is more abundant. Fogg is one of the only developers to develop parks in such urban areas (i.e. Puritas Industrial Park and Jennings Freeway Industrial Park).

Tax Abatement. One of the most important incentives which will draw users to this park is the 100% real estate tax abatement on improvements available under the City of Euclid’s Community Reinvestment Area (CRA). Because the CRA was established under older rules than are now available, no other location can offer greater abatement or an easier, more rapid approval process. This economic incentive goes directly to the bottom line of the end user. Since most other sites available in the area will not have an equal incentive, the price per acre is an even better bargain.

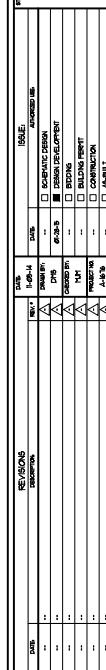
Sustainability. With the momentum in today’s business world towards the “green” initiative, Bluestone Business Park offers a unique advantage. All buildings in the park will be L.E.E.D. Silver certification status, at minimum. Such status is established by accumulating a certain number of points under L.E.E.D.’s rating system for components of a development which promote sustainability. The remediation of a brownfield site alone reaps a considerable amount of points under the certification. Since the remediation will be paid for with grant monies, these valuable points will be earned at no cost to the end user.

Pro-Business Local Government. The City of Euclid is a pro-business community. The city has welcomed this development and is eager to welcome new corporate citizens. This has been evidenced by their willingness to expand their CRA to allow for the tax abatement referenced above.



ENGINEERS • CONTRACTORS • DEVELOPERS

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FLOOR PLAN

BLUESTONE

BUSINESS CENTER 2

BLUESTONE BUSINESS PARK
2655 BLUESTONE BOULEVARD
EUCLID, OHIO 44132

