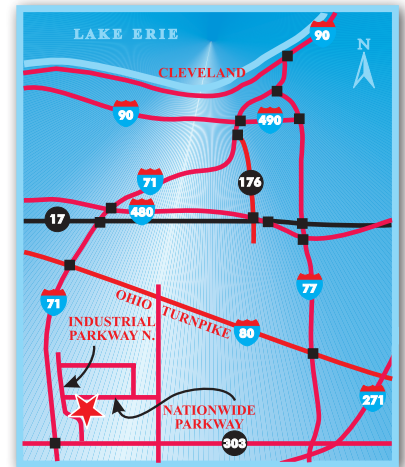


# flexible spaces all the right places...

...Brunswick Development  
3048 Nationwide Parkway

**“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.

Well located near the intersection of I-71 and State Rt. 303 in Brunswick, Ohio, Fogg’s properties are within the thriving Brunswick Industrial Park. The park is located within minutes of the Ohio Turnpike I-80, I-71 and Cleveland Hopkins International Airport. These office/warehouse buildings are designed to be easily altered to fit a variety of distribution and light manufacturing uses.



“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**



**216.351.7976**  
**fogg.com**

# STANDARD BUILDING SPECIFICATIONS

## Brunswick Development



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

- Located in the Brunswick Industrial Park at the four way interchange of I-71 and Rt. 303
- Easy access to I-71, Ohio Turnpike I-80, I-271 and West 130th St.
- Fronting onto Nationwide Parkway in Brunswick, Ohio

### PROPERTY DATA

|                                   |                  |
|-----------------------------------|------------------|
| • Building Dimensions             | 159' x 310'4"    |
| • Office:                         | 1,490 SF         |
| • Warehouse:                      | 47,853 SF        |
| • Mezzanine:                      | 1,490 SF         |
| • <b>Total Without Expansion:</b> | <b>50,833 SF</b> |
| • Expansion Possible:             | 15,827 SF        |
| • <b>Total With Expansion:</b>    | <b>66,660 SF</b> |

### CLEAR HEIGHT

- 28' 6" (24' Clear)

### COLUMN SPACING

- 25' 8" x 40'
- 25' x 50'
- 25' x 69'

### TRUCK ACCESS/DOORS

- Truck docks with 9' x 10' insulated metal industrial doors (with mechanical dock levelers and perimeter seals)
- Drive-Ins with 12' x 14' insulated metal industrial doors (motor operated)
- Personnel: 20 gauge Plush hollow metal doors

### ROOF

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

### FLOOR

- 6" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

### SPRINKLER SYSTEM

- Wet / Ordinary hazard: Designed to accommodate rack storage of a class 1 commodity to the maximum elevation of 23'

### HVAC

- Office: gas-fired furnace with electric air conditioner, (Heating: 70°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: gas-fired unit heater, (Heating: 60°F temperature difference at 0°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 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 satin latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory

### PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives: Asphalt
- Truck Docks: 8" concrete in truck docks
- Sidewalks: 4" concrete

### UTILITIES

- Electric: Ohio Edison
- Gas: Columbia Gas of Ohio
- Telephone: Verizon
- Water: City of Cleveland (main - 12")
- Sanitary Sewer: City of Brunswick (main - 10")
- Storm Sewer: Medina County
- Mezzanine: 150 psf. (Heavy duty storage), 4,000 psi minor 3" concrete



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# ***FOR LEASE***

50,833 Sq. Ft. Warehouse – Office  
3048 Nationwide Parkway, Brunswick, Ohio

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## **Individual Space Specifications**

|                                   |                                                                                                                                                                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Office Area:</b>               | 1,490 SF                                                                                                                                                                                                                                              |
| <b>Mezzanine:</b>                 | 1,490 SF                                                                                                                                                                                                                                              |
| <b>Warehouse Area:</b>            | <u>47,853</u> SF                                                                                                                                                                                                                                      |
| <b>Total Area:</b>                | 50,833 SF<br>(Expandable to 66,660 SF)                                                                                                                                                                                                                |
| <b>Drive-in Door:</b>             | One (1) 12' x 14'                                                                                                                                                                                                                                     |
| <b>Truck Docks:</b>               | Ten (10) dock doors 9' x 10' with dock levelers & perimeter door seals                                                                                                                                                                                |
| <b>Eave Height:</b>               | 28' - 6" (24' clear)                                                                                                                                                                                                                                  |
| <b>Electricity:</b>               | 120/208 Volt, 400 Amp, 3 phase, 4 wire service                                                                                                                                                                                                        |
| <b>Lighting:</b>                  | High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul> |
| <b>Sprinklers:</b>                | Wet / Ordinary Hazard                                                                                                                                                                                                                                 |
| <b>Estimated Operating Costs:</b> | \$1.33/SF/YR based upon budget costs for 2017.                                                                                                                                                                                                        |

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. (Please note that exterior lighting, snowplowing and lawn maintenance are not included above).

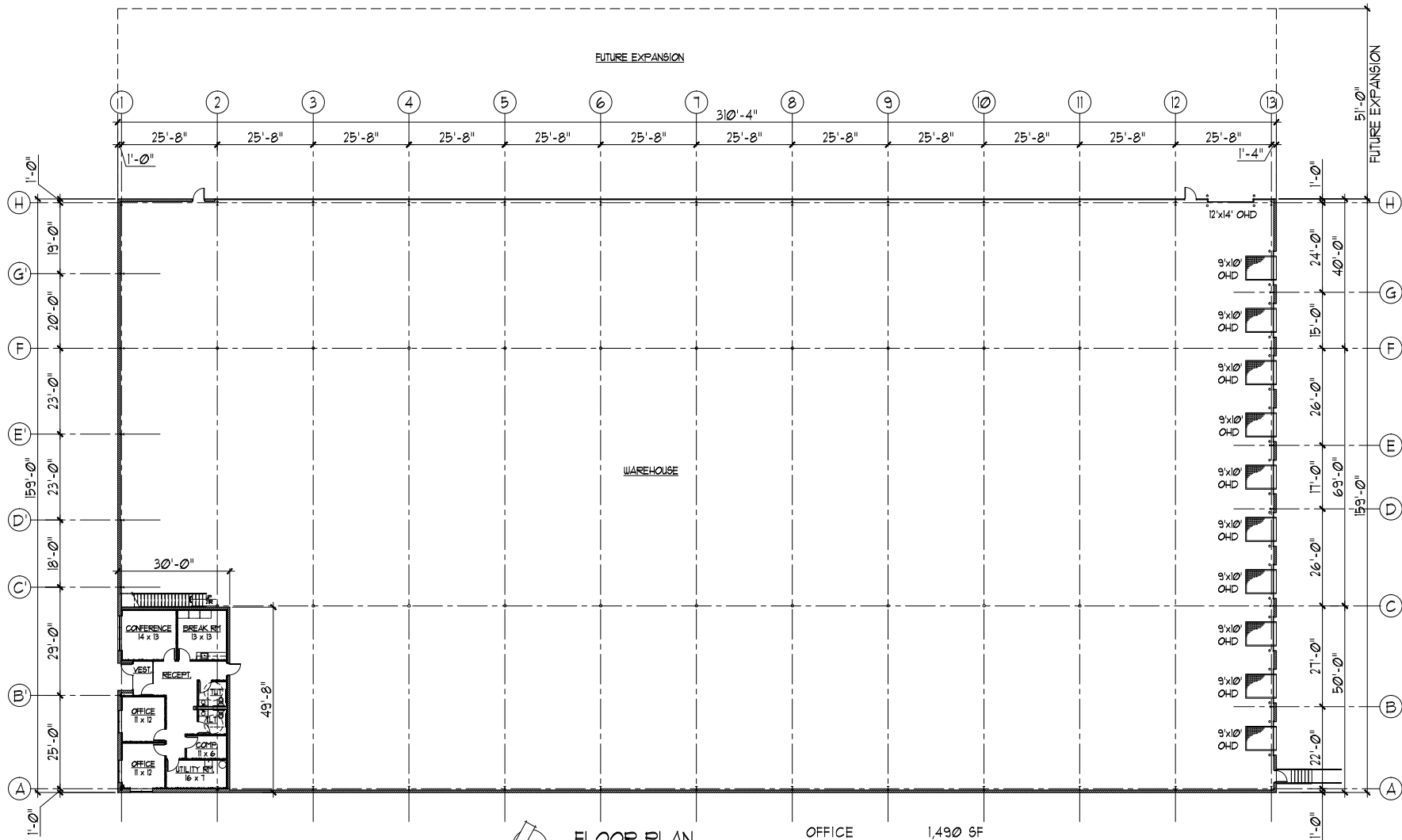


**flexible spaces**  
**all the right places.**

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 FLOOR PLAN

|           |           |
|-----------|-----------|
| OFFICE    | 1,490 SF  |
| MEZZANINE | 1,490 SF  |
| WAREHOUSE | 47,853 SF |
| TOTAL     | 50,833 SF |

FOGG - BRUNSWICK PROPERTY  
 3048 NATIONWIDE PARKWAY  
 BRUNSWICK, OHIO 44212  
 3.415 ACRES

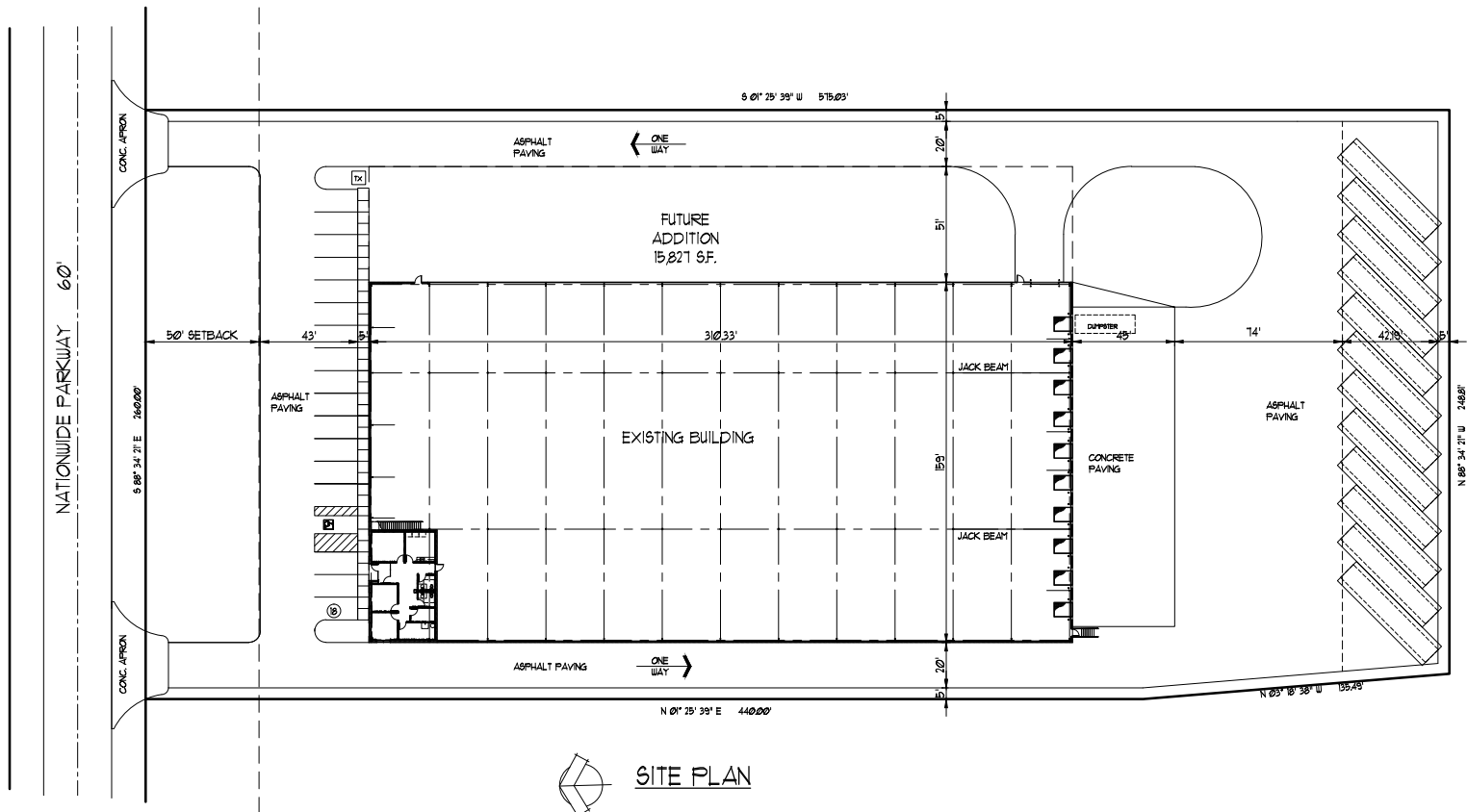


RAY FOGG BUILDING SERVICES, INC.  
 601 PROGRESS PARKWAY, SUITE 100, BRUNSWICK, OHIO 44212  
 PH: 313.299.4000

| DATE | REVISION | BY | DATE     | DESCRIPTION | SCALE |
|------|----------|----|----------|-------------|-------|
| DWG  |          |    | 2-9-2014 | B-1011      | A-1   |

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

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



**SITE PLAN**

0 15' 30' 60'  
SCALE: 1" = 30'

|              |                  |
|--------------|------------------|
| OFFICE       | 1,490 SF         |
| MEZZANINE    | 1,490 SF         |
| WAREHOUSE    | 47,853 SF        |
| <b>TOTAL</b> | <b>50,833 SF</b> |

FOGG - BRUNSWICK PROPERTY  
3048 NATIONWIDE PARKWAY  
BRUNSWICK, OHIO 44212  
3.415 ACRES



**RAY FOGG CORPORATE PROPERTIES, LLC**

981 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976

1-877-729-3644

| DATE | BY        | REVISION | DESCRIPTION |
|------|-----------|----------|-------------|
| DMS  | 12-9-2014 | B-1017   | SP-1        |