

# flexible spaces all the right places...

...Euclid Corridor Industrial Mall  
1100 East 222nd St., Euclid, 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.

Located directly south of I-90/East 222nd St. exit, Euclid Corridor Industrial Mall is within minutes of downtown Cleveland and is easily accessible from I-90, I-271 and Route 2. The property offers affordable warehouse space of various sizes in the pro-business community of Euclid, Ohio.



“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

## Euclid Corridor Industrial Mall

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

- 10.2 acre site fronting East 222 Street, south of St. Clair and I-90, north of Euclid Avenue (Rt. 6) in Euclid, Ohio.
- Immediately accessible from the four-way interchange of East 222nd Street and I-90.
- 16 miles from downtown Cleveland.

### PROPERTY DATA

- Building I: 172,582 SF
- Building II: 6,115 SF

### CLEAR HEIGHT

- Varies from 17' 3" to 11' 2"

### ROOF

- Bar joist and deck
- Built-up roof

### COLUMN SPACING

- Varies (28' x 20', 24' x 50' and 36'-3" x 50")

### TRUCK ACCESS/DOORS

- Truck docks with industrial overhead doors
- Drive ins with 10' x 12' and 12' x 14' overhead doors
- Personnel Doors: 20 gauge flush hollow metal doors with hardware

### EXTERIOR WALLS

- Metal panel facade
- 8" concrete block
- Brick (front)

### WAREHOUSE LIGHTING

- Fluorescent fixtures
- Metal halide

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### HVAC

- Warehouse: gas-fired unit heaters (Heating: 60° temperature difference at 0° outside)
- Office: gas-fired furnace with electric air conditioner (Heating: 68° temperature difference at 0° outside; Air Conditioning: 15° temperature difference at 90° 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 Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory (at minimum)
- Lighting: florescent fixtures

### PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drive / Ramps: asphalt and concrete

### UTILITIES

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

1090 East 222nd St., Euclid, Ohio



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# ***FOR LEASE***

15,495 Sq. Ft. Warehouse – Office  
1100 East 222nd Street, Euclid, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	508 SF
<b>Warehouse Area:</b>	<u>14,987</u> SF
<b>Total Area:</b>	15,495 SF
<b>Unit Numbers:</b>	10 and 12
<b>Drive-in Doors:</b>	One (1) 12' x 12' overhead door
<b>Truck Docks:</b>	Two (2) 4' recessed docks with 8' x 8' overhead doors
<b>Eave Height:</b>	(#10) 14' below bar joist (10'-3" to heaters) (#12) 13'-8" below bar joist
<b>Column Spacing:</b>	28' x 20'
<b>Electricity:</b>	120/208 Volt, 200 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>	\$0.88/SF/YR based upon actual 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.

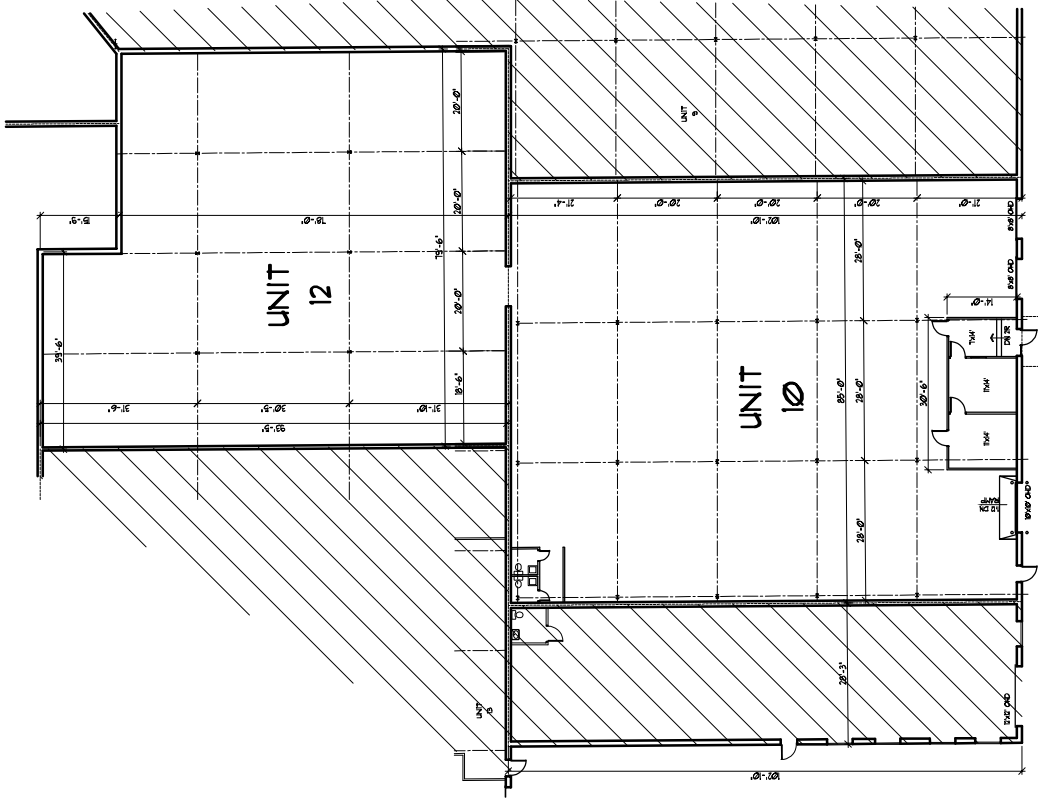


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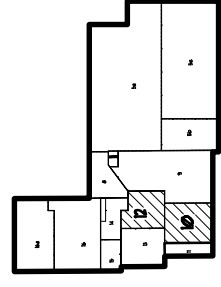
**fogg.com**



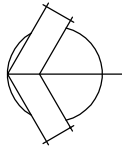
OFFICE	508 SF
WAREHOUSE	14,981 SF
TOTAL	15,495 SF

## FLOOR PLAN

SUITE 10 & 12  
15,495 SF



**LOCATION**  
NO SCALE



DESCRIPTION	DATE

**EUCLID CORRIDOR INDUSTRIAL MALL**  
1000 EAST 22ND STREET  
EUCLID, OHIO

**RAY FOGG BUILDING METHODS, INC.**  
380 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44131  
FOUNDED 1987

OWNER	RFC	DATE	6-78	SCALE	A-2/46
DESIGNER	KJC	DATE	3-87	SCALE	

(216) 351-1916  
1-877-129-3644

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

# EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET  
EUCLID, OHIO

