

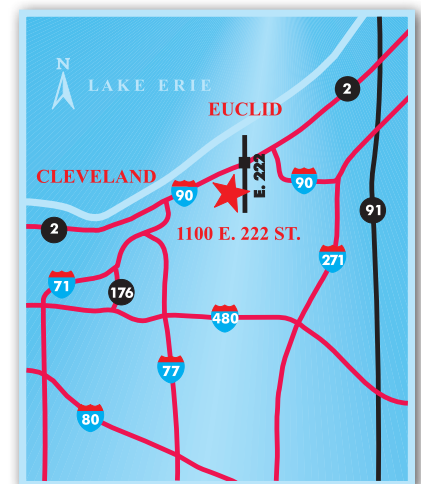
# flexible spaces all the right places...

## ...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**



**flexible spaces**  
all the right places.

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# ***FOR LEASE***

45,265 Sq. Ft. Warehouse – Office  
1100 East 222nd Street, Euclid, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	1,700 SF
<b>Warehouse Area:</b>	<u>43,565</u> SF
<b>Total Area:</b>	45,265 SF
<b>Unit Number:</b>	5
<b>Drive-in Doors:</b>	One (1) 10' x 12' overhead door
<b>Truck Docks:</b>	Six (6) docks with 9' x 9' overhead doors with levelers (three with dock seals)
<b>Clear Height:</b>	Varies throughout warehouse West: 14'-3" to 17'-3"; East: 11'-2" to 16'-6"
<b>Column Spacing:</b>	24' x 50' and 34'-6" x 50'
<b>Electricity:</b>	480/277 Volt, 200 Amp, 3 phase, 4 wire service 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>	\$1.04/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.



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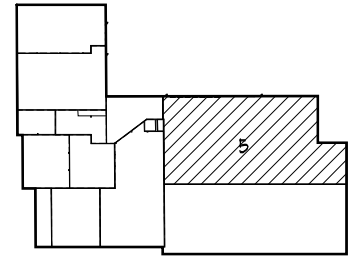
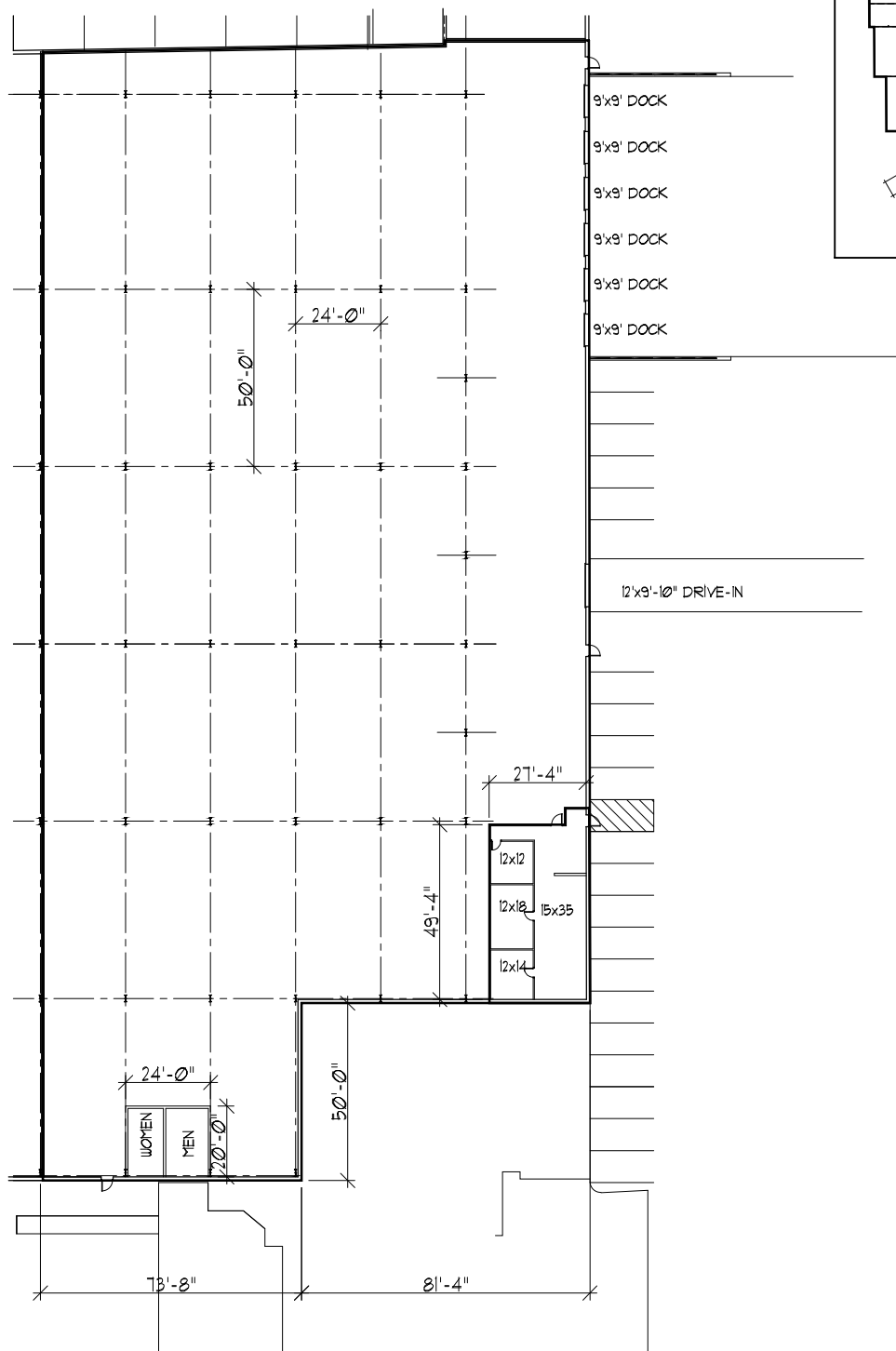
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**RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131**

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.



LOCATION  
NO SCALE



FLOOR PLAN  
UNIT 5

1,100 SF OFFICE  
43,565 SF WHSE  
45,265 SF TOTAL

EUCLID CORRIDOR INDUSTRIAL MALL  
1100 EAST 222ND STREET  
EUCLID, OHIO

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

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



RAY FOGG BUILDING SYSTEMS, INC.  
ONE EGRESS DRIVE, SUITE 115, CLEVELAND, OHIO 44115  
PHONE (216) 351-7976

OWNER	DESIGNER	DATE	APPROVED BY	DATE
DPB	KLK	01-15-2013		

# EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET  
EUCLID, OHIO

1100 EAST 222nd STREET



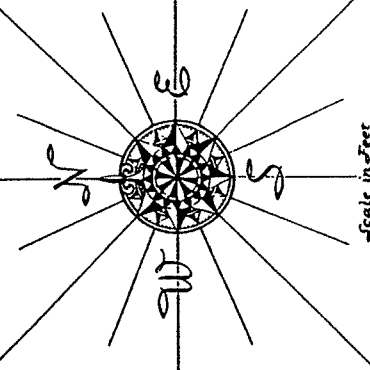
45,265 sf  
Available

DRAWN BY	CHECKED	DATE	DRAWING NO.
DS		02-18-13	EUCLID-A

↗ Z

# Legend

- Cleveland County Boundary
- Cuyahoga County Boundary
- Other Municipal Boundary
- Railroad Lines
- Rapid Transit Lines
- House Numbers
- Parks, Playgrounds, Golf
- Cemeteries, Institutions
- Interstate Freeways
- U.S. Highways
- State Highways



Scale in Feet  
0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

**SITE**

**EUCLID**

CUYAHOGA COUNTY

**RICHMOND HEIGHTS**

**HIGHLAND HEIGHTS**

**GRATZ**