flexible spaces
all the right places...

...Puritas Business Centre I
13921-13981 West Parkway, Cleveland, Oh

...Puritas Business Centre III A & B
4455-4505 & 4517-4521 Industrial Parkway, Cleveland, Oh

"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 in the I-480/I-71 corridor on the west side of Cleveland, Ohio, Puritas Industrial Park is easily accessible from I-480, I-71, and West 150th Street. Fogg's Puritas Industrial Park properties offer office/warehouse space ranging from basic small efficient spaces, to large distribution and manufacturing space in the heart of Cleveland's west side industrial market.

"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**

FOGG
CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Puritas Business Centre I & Puritas Business Centre III A & B

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

- 6 miles from downtown Cleveland and 2 miles from Cleveland Hopkins International Airport
- Access to I-480 and I-71 at West 130th St. and West 150th St.

Puritas Business Centre I

- 3.45 acre site south of Puritas Rd. at West 143rd St. in Cleveland, Ohio

Puritas Business Centre III A & B

- 9.45 acre site at the junction of West Parkway and Industrial Parkway in Cleveland, Ohio

PROPERTY DATA

- Puritas Business Centre I: 56,058 SF
- Puritas Business Centre III A: 78,320 SF
- Puritas Business Centre III B: 60,320 SF

EAVE HEIGHT

- 20'

COLUMN SPACING

- Puritas Business Centre I: 28' x 40'
- Puritas Business Centre III A & B: 25' x 40'

TRUCK ACCESS

Puritas Business Centre I

- Truck docks: 4' recessed with insulated metal industrial doors and angled exterior concrete platforms
- Drive-Ins: with insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

Puritas Business Centre III A & B

- Truck docks: with insulated metal industrial doors
- Drive-Ins: insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

ROOF

Puritas Business Centre I

- Insulated, aluminized steel standing-seam; single sloped

Puritas Business Centre III A & B

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

EXTERIOR WALLS

Puritas Business Centre I

- 24 gauge insulated metal panels

Puritas Business Centre III A & B

- 8" split face block
- 3" interlocking metal panels with 3" insulation (U=.10, R=3 and pebble-grained finish

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures

SPRINKLER SYSTEM

Puritas Business Centre I:

- None

Puritas Business Centre III A & B:

- Wet / Ordinary hazard

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

Puritas Business Centre I

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

Puritas Business Centre III A & B

- Automobile Parking: 4" concrete and asphalt
- Truck Drives / Ramps: 7" 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

30,160 Sq. Ft. Warehouse – Office

4495 - 4505 Industrial Parkway, Cleveland, Ohio

Individual Space Specifications

Office Area:	4,167 SF
Warehouse Area:	25,993 SF
Total Area:	30,160 SF
Unit Number:	4495, 4505
Drive-in Doors:	One (1) 12' x 14' overhead door Two (2) 14' x 14' overhead doors
Truck Docks:	One (1) 8' x 10' overhead door Two (2) 8' x 8' overhead doors
Eave Height:	20'
Column Spacing:	N/A
Electricity:	120/208 Volt, 100 Amp & 200 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: • 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:	$1.72/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.

FOGG CORPORATE PROPERTIES

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all the right places.

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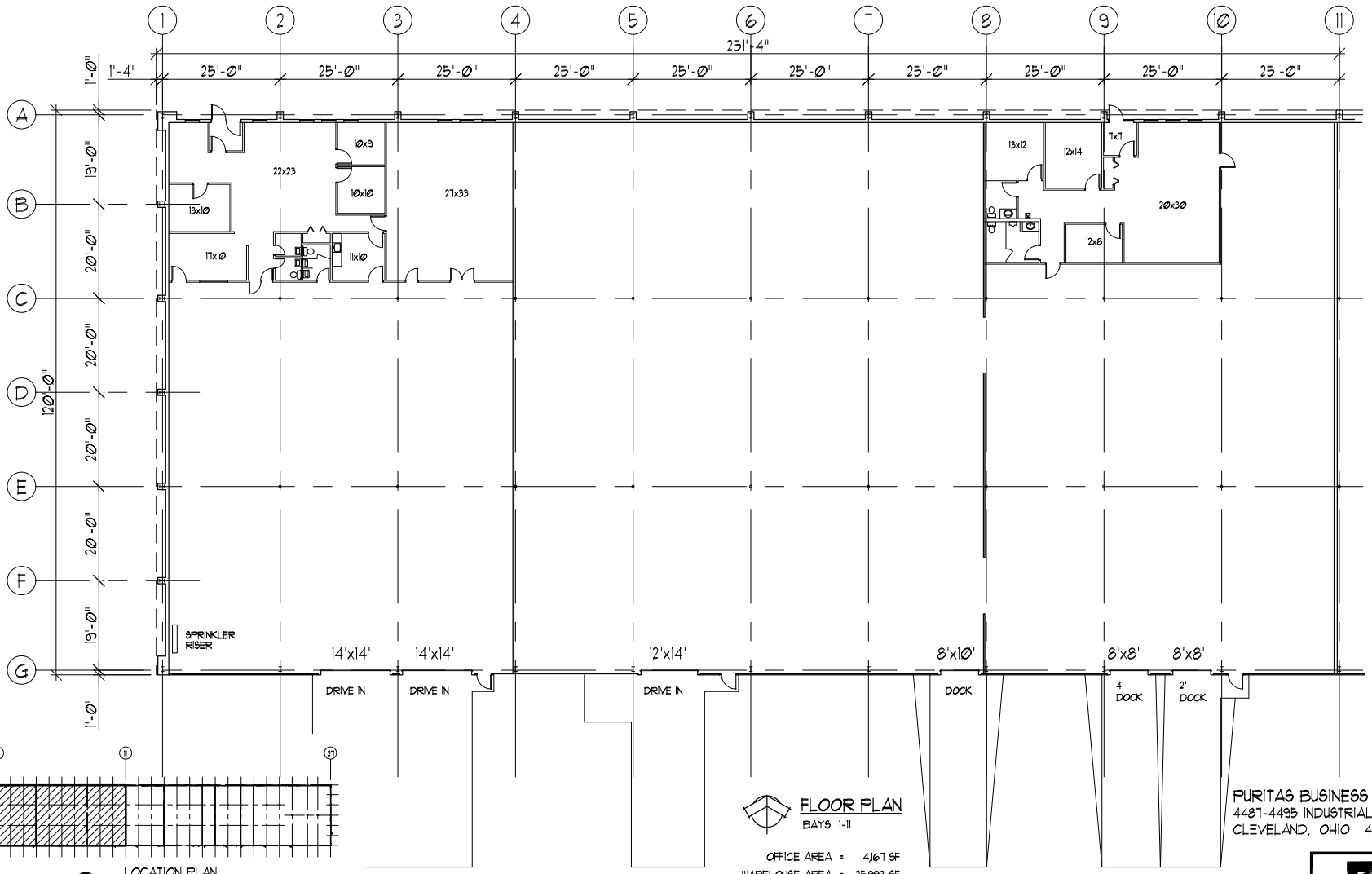
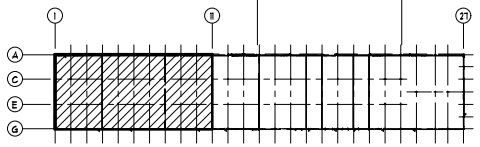
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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





LOCATION PLAN
BAYS 1-11

FLOOR PLAN
BAYS 1-11

OFFICE AREA = 4,167 SF
WAREHOUSE AREA = 25,993 SF
TOTAL AREA = 30,160 SF

PURITAS BUSINESS CENTRE III-A
4487-4495 INDUSTRIAL PARKWAY
CLEVELAND, OHIO 44135

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

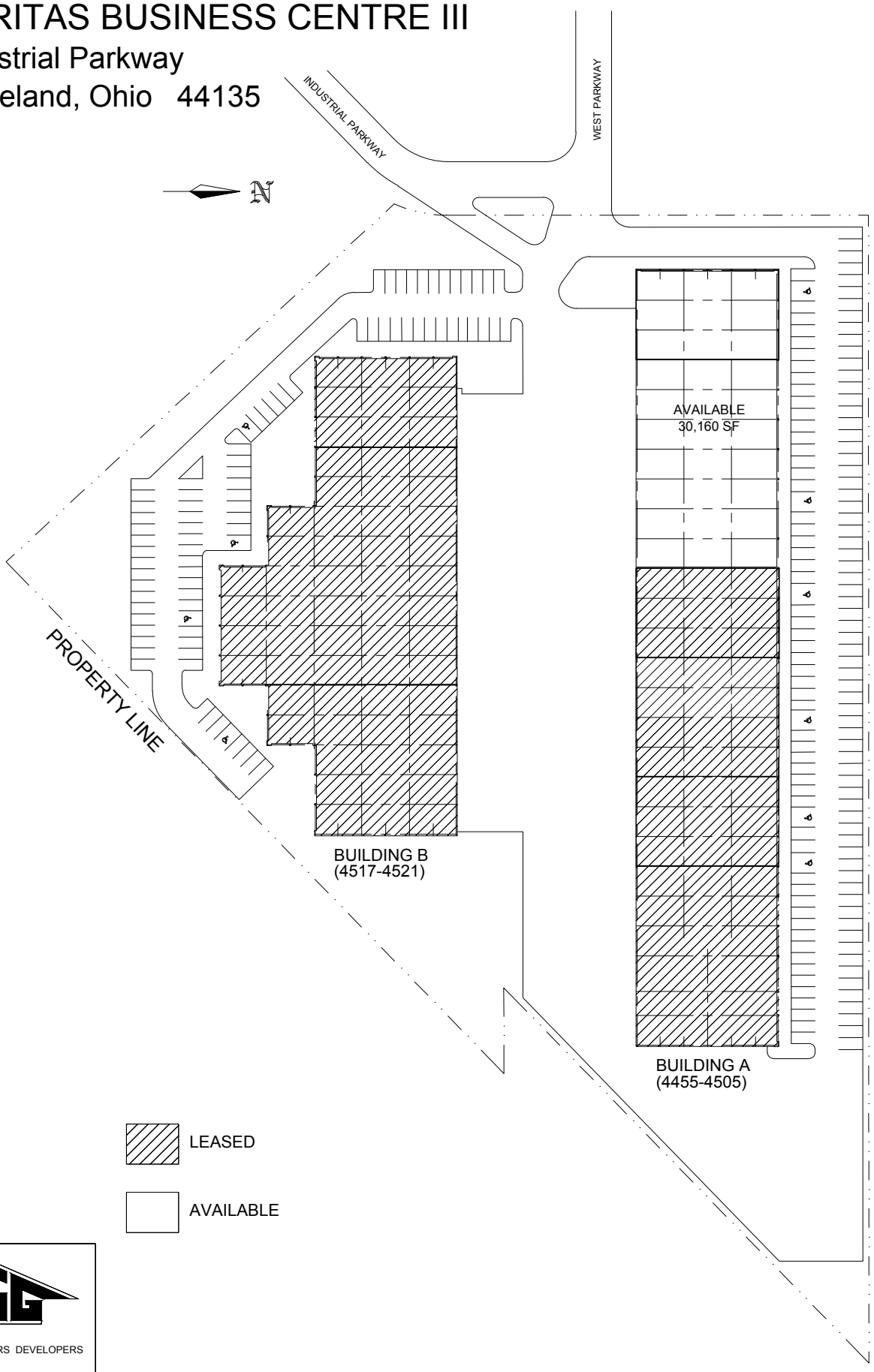
(216) 351-7976
1-877-729-3644

RAY FOGG BUILDING NETWORK, INC.

TDG		6-01 2016		A-1

PURITAS BUSINESS CENTRE III

Industrial Parkway
Cleveland, Ohio 44135



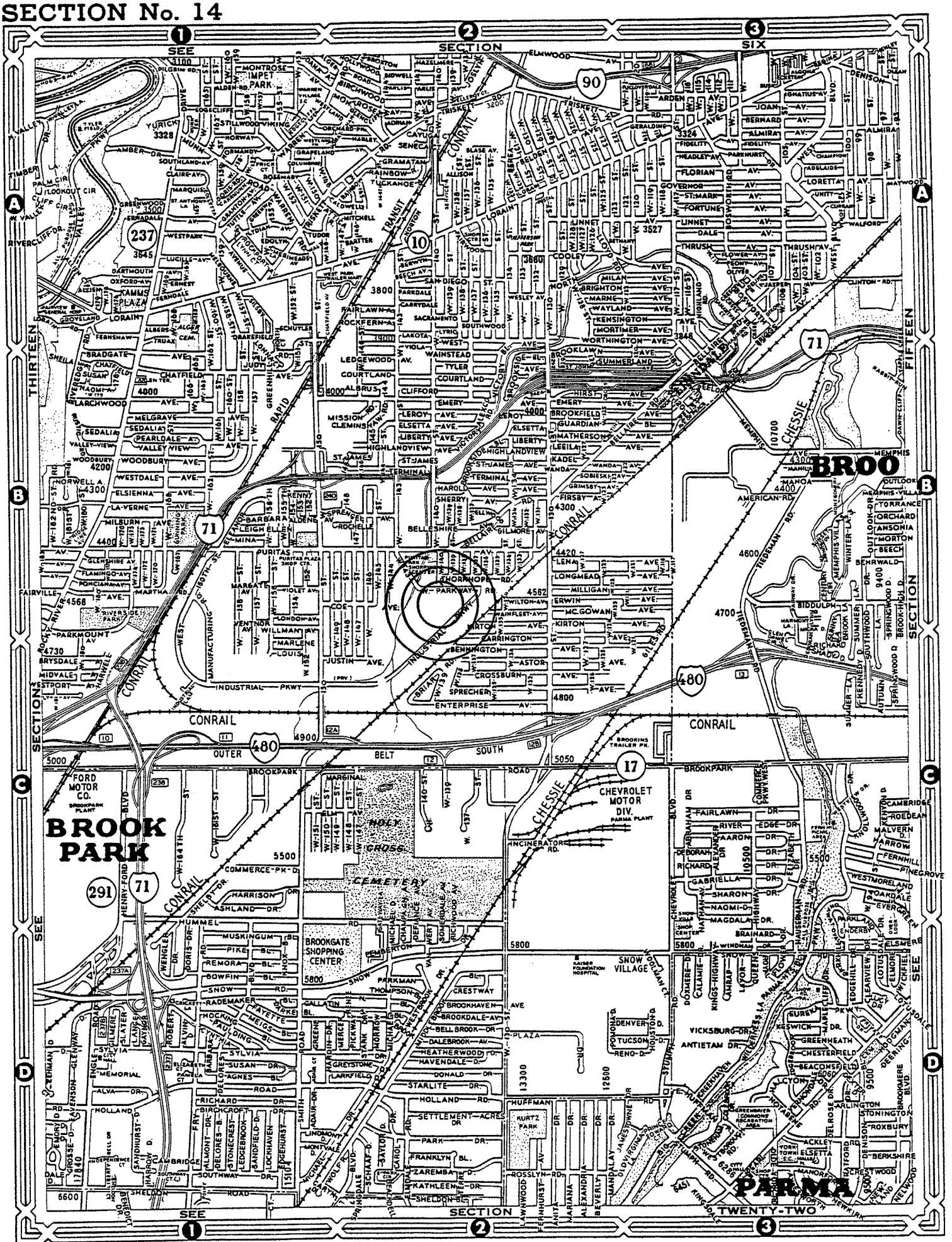
FOGG

ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		03-02-16	PBC3

PURITAS BUSINESS CENTRE III

SECTION No. 14



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