

flexible spaces all the right places...



...990 Resource Drive
Brooklyn Heights, 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.

Centrally located in the Cleveland suburb of Brooklyn Heights, Ohio, 990 Resource Drive is a freestanding facility offering modern office and warehouse space. The building is easily accessible from I-77 and I-480 and is within minutes of Route 176, I-90, I-71, I-490, the Ohio Turnpike (I-80), downtown Cleveland and Cleveland Hopkins Airport. This Fogg property features numerous drive-in doors and is ideal for a distribution center, commercial vehicle depot and any use needing multiple vehicle accesses.



“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

990 Resource Drive, Brooklyn Heights, Ohio

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

- 5.37 acre site in the Valley Business Park, Brooklyn Heights, Ohio
- South of Brookpark Road/Granger Road (Rt. 17)
- Access to I-480 at Brookpark Road
- Access to I-77 at Rockside Road
- 7-1/2 miles south of Public Square via I-77
- 10-1/2 miles from Cleveland Hopkins Airport via I-480 or Brookpark Road

PROPERTY DATA

- 37,140 SF

EAVE HEIGHT

- 20'

COLUMN SPACING

- 25' x 30' and 23' x 26'

TRUCK ACCESS

- Truck docks: Side Loading (Additional Truck Docks to Suit)
- Drive-Ins: insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors with hardware

ROOF

Office

- Single-ply, ballasted .045" thick EPDM rubber membrane on rigid insulation (R-17) on 22 gauge type B mil. deck

Warehouse

- Amrco Steelox roof panels, 4" vinyl-faced fiber glass batt insulation on wire mesh

FLOOR

- 6" reinforced concrete
- Two (2) 265 LF trench drains

WAREHOUSE

- Amrco Steelox roof panels, 4" vinyl-faced fiber glass batt insulation on wire mesh

WAREHOUSE LIGHTING

- High lumen T8 lamps and instant start, electric ballasts:
 - Energy efficient (50% less consumption than traditional T12 lighting)
 - Only 7% luminary depreciation over the use of the bulb

PARKING & DRIVES

- Truck Drives/Ramps: 8" concrete
- Automobile Parking: concrete and asphalt

SPRINKLER SYSTEM

- Wet/ordinary hazard

INTERIOR WAREHOUSE & DEMISING WALLS

- 3", 24-gauge prefinished metal partition panels, with 3" insulation and a 26 gauge interior liner panel; or
- 8" concrete block; or
- Drywall on metal studs; or
- Insulated metal panels

EXTERIOR WALLS

- 4" brick, 8" concrete block
- Steelox interlocking metal panels with 3" insulation, fluoropolymer finish

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 or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors
- 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

UTILITIES

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

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

FOR LEASE

37,140 Sq. Ft. Warehouse – Office
990 Resource Drive, Brooklyn Heights, Ohio

Individual Space Specifications

Office Area:	6,152 SF
Warehouse Area:	<u>30,988</u> SF
Total Area:	37,140 SF
Unit Number:	
Drive-in Doors:	Five (5) 14'8" x 14' overhead doors One (1) 12' x 14' overhead door
Truck Docks:	Two (2) 20' x 8' side loading overhead doors *Additional truck docks to suit
Eave Height:	20'
Column Spacing:	30' x 50'
Electricity:	277/480 Volt, 400 Amp + 225 Amp, 3 phase, 4 wire service 120/208 Volt, 225 Amp + 100 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 / Ordinary Hazard
Estimated Operating Costs:	\$1.71/SF/YR based upon budget costs for 2016.

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. **The tenant is directly responsible for snowplowing and landscaping, etc.**

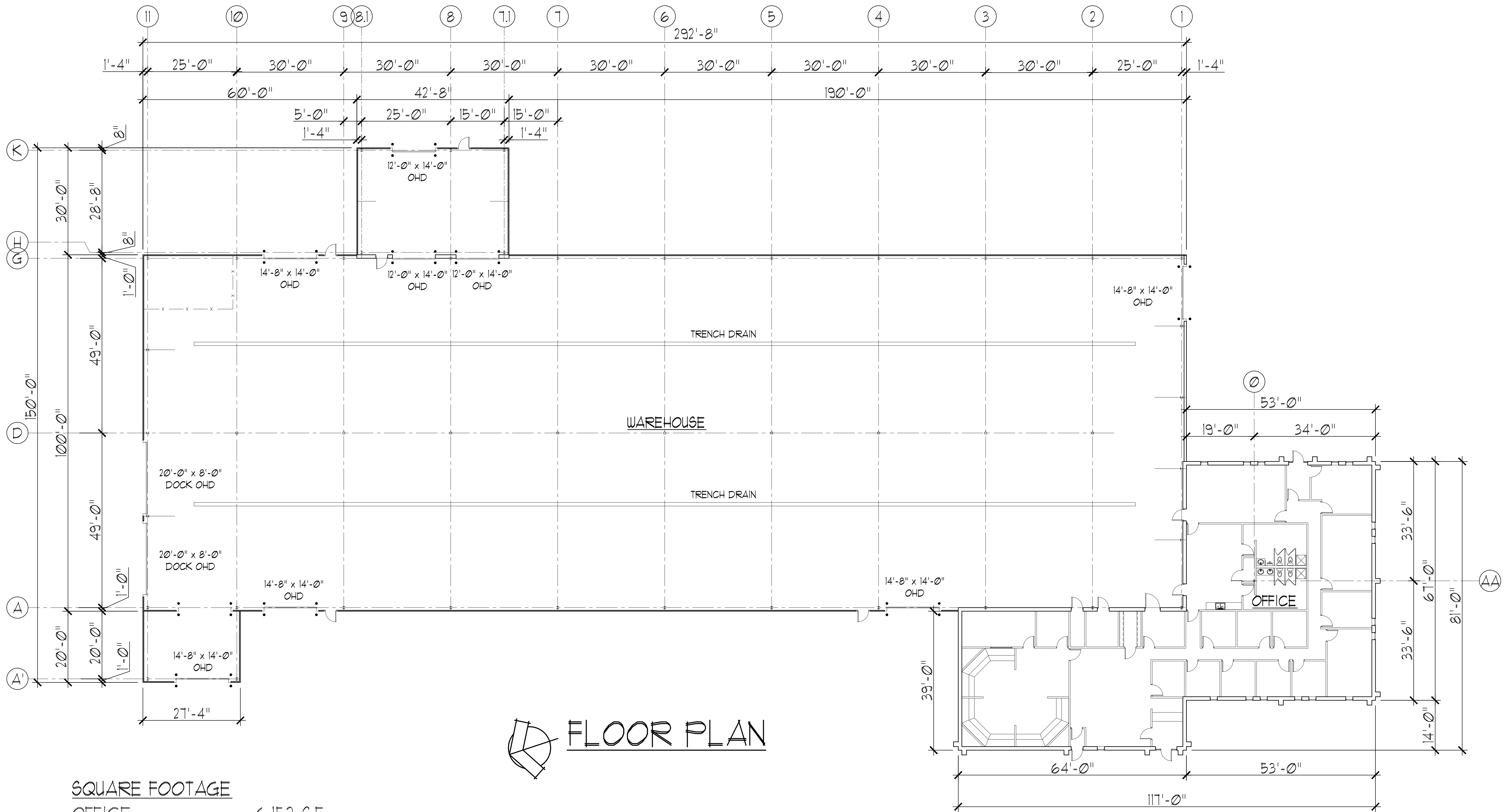


flexible spaces
all the right places.

Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Tom Blaz, Leasing Associate
216-351-7976, ext. 273
tblaz@fogg.com

fogg.com



FLOOR PLAN

SQUARE FOOTAGE
 OFFICE: 6,152 S.F.
 WAREHOUSE: 30,988 S.F.
 TOTAL: 37,140 S.F.

900 RESOURCE DRIVE
 BROOKLYN HEIGHTS, OHIO

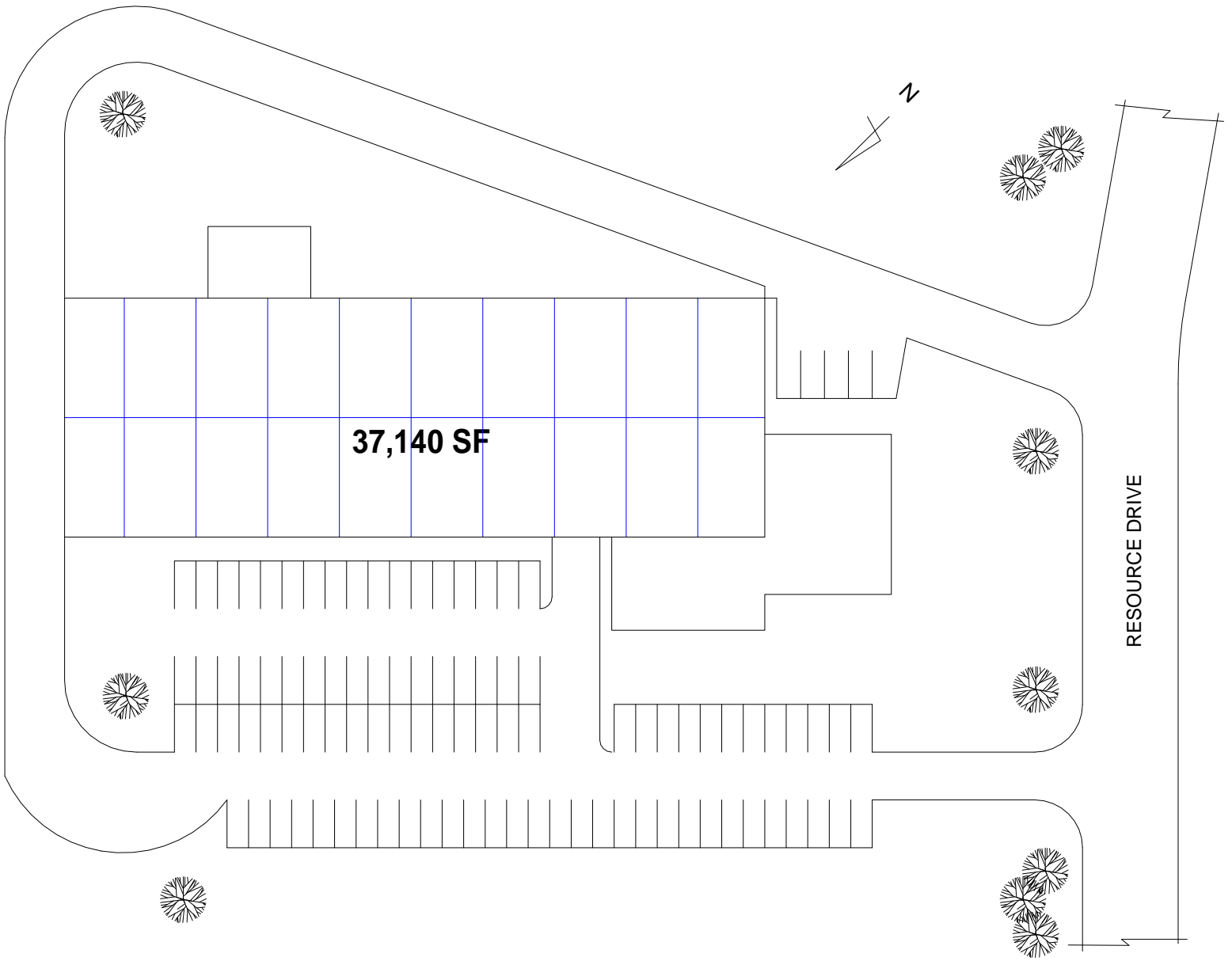
RAY FOGG CORPORATE PROPERTIES, LLC
 981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

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

FOGG
 ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
 PHONE (216) 861-7976

DRAWN BY	CHECKED	DATE	CONTRACT NO.	DWG. NO.
DMG		12-27 2011		



RESOURCE DRIVE ASSOCIATES
 990 Resource Drive
 Brooklyn Heights, Ohio 44131

DRAWN BY	CHECKED BY	DATE	DRAWING NO.
		0101	RESDRIV

