flexible spaces
all the right places...

"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.

Snowville Business Centre I & II are situated in the upscale community of Brecksville, Ohio. Located between Cleveland and Akron, the site is within minutes of I-77 and I-80 (Ohio Turnpike). The buildings provide excellent modern office/warehouse/flex space designed to easily modify floor plans and truck access to suit the needs of each tenant.

"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

Snowville Business Centre I & II

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

- 12.06 acre site on West Snowville Road in Brecksville, Ohio
- Snowville Business Centre I fronts on West Snowville Road
- Snowville Business Centre II fronts on Andrews Circle
- 3 miles south of Brecksville Town Center via State Rt. 21
- Access via the Ohio Turnpike I-80, I-77, and I-271

PROPERTY DATA

- Snowville Business Centre I: 62,862 SF
- Snowville Business Centre II: 55,000 SF

EAVE HEIGHT

- 19'

COLUMN SPACING

- Snowville Business Centre I: 25' x 45' and 25' x 55'
- Snowville Business Centre II: 25' x 55'

TRUCK ACCESS / DOORS

- Truck docks with insulated metal industrial doors
- Drive ins with insulated metal industrial doors
- Personnel Doors: 18 gauge flush hollow metal with hardware

ROOF

- Snowville Business Centre I: 2" standing seam, 24-gauge aluminized steel, single sloped, with 4" vinyl faced insulation (U = .08; R =13)
- Snowville Business Centre II: 2" standing seam, 24-gauge, metal roof, single sloped with vinyl faced fiberglass insulation (R=19)

FLOOR

- Snowville Business Centre I: 5" reinforced concrete (3,000 p.s.i.)
- Snowville Business Centre II: 6" reinforced concrete (4,000 p.s.i.)

WAREHOUSE LIGHTING

- Snowville Business Centre I: fluorescent fixtures
- Snowville Business Centre II: 400 watt, low bay metal halide fixtures.

SPRINKLER SYSTEM

- Wet / Ordinary hazard

PARKING & DRIVES

Automobile Parking

- Snowville Business Centre I: 4" concrete
- Snowville Business Centre II: Asphalt

Truck Drives / Ramps

- Snowville Business Centre I & II: 8" reinforced concrete

INTERIOR WAREHOUSE & DEMISING WALLS

- 8" concrete block; or
- Drywall on steel stud framing (full height); or
- 3", 24 gauge metal panels with 3" insulation (full height) and 29 gauge interior liner panel (10' high)

EXTERIOR WALLS

Snowville Business Centre I

- Front and side walls are 8" and 12" brick and block
- Architectural piers are constructed using 8" insulated fluted block
- Rear walls and dock are 3" interlocking metal panels with embossed pebble-grain, fluoropolymer finish with 3" of insulation

Snowville Business Centre II

- Front and side walls are dryvit, brick, block and glass
- Rear wall is foam insulated metal sandwich panels

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 (V.C.T.)
- Entrance Doors: glass door with aluminum tubular frame and glass "side light"
- Interior Doors: 1-3/8" flush birch doors with hardware; hollow metal frames
- 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

UTILITIES

- Electric: The Illuminating Co. (208V/3-phase)
- Gas: Dominion East Ohio Gas
- Telephone: At&t
- Water: City of Cleveland 2" domestic water supply (main - 12")
- Sanitary & Storm Sewer: City of Cleveland 6 sanitary sewer (main - 15")

FOR LEASE

3,658 Sq. Ft. Warehouse – Office

6400 W. Snowville, Brecksville, Ohio

Individual Space Specifications

Office Area:	1,834 SF
Warehouse Area:	1,824 SF
Total Area:	3,658 SF
Unit Number:	13
Truck Docks:	One (1) 4' recessed dock with an 8' x 8' overhead door with a leveler
Eave Height:	20'
Column Spacing:	25' x 55'
Electricity:	120/208 Volt, 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:	$2.86/SF/YR based on 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, such as snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.

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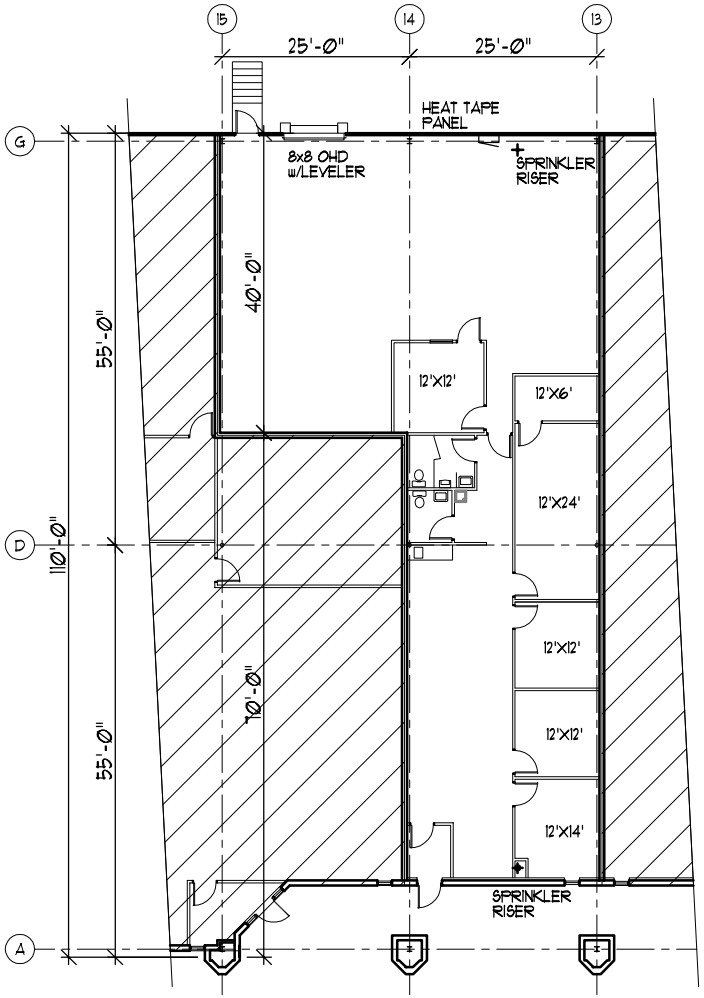
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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

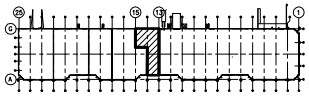
DESCRIPTION	DATE



OFFICE AREA =	1,834 SF
WAREHOUSE AREA =	1,824 SF
TOTAL AREA =	3,658 SF

FLOOR PLAN

BAYS 13-15



LOCATION PLAN

SNOWVILLE BUSSINES CENTRE I

6400 WEST SNOWVILLE ROAD
BRECKSVILLE, OHIO, 44141

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

(216) 351-7976
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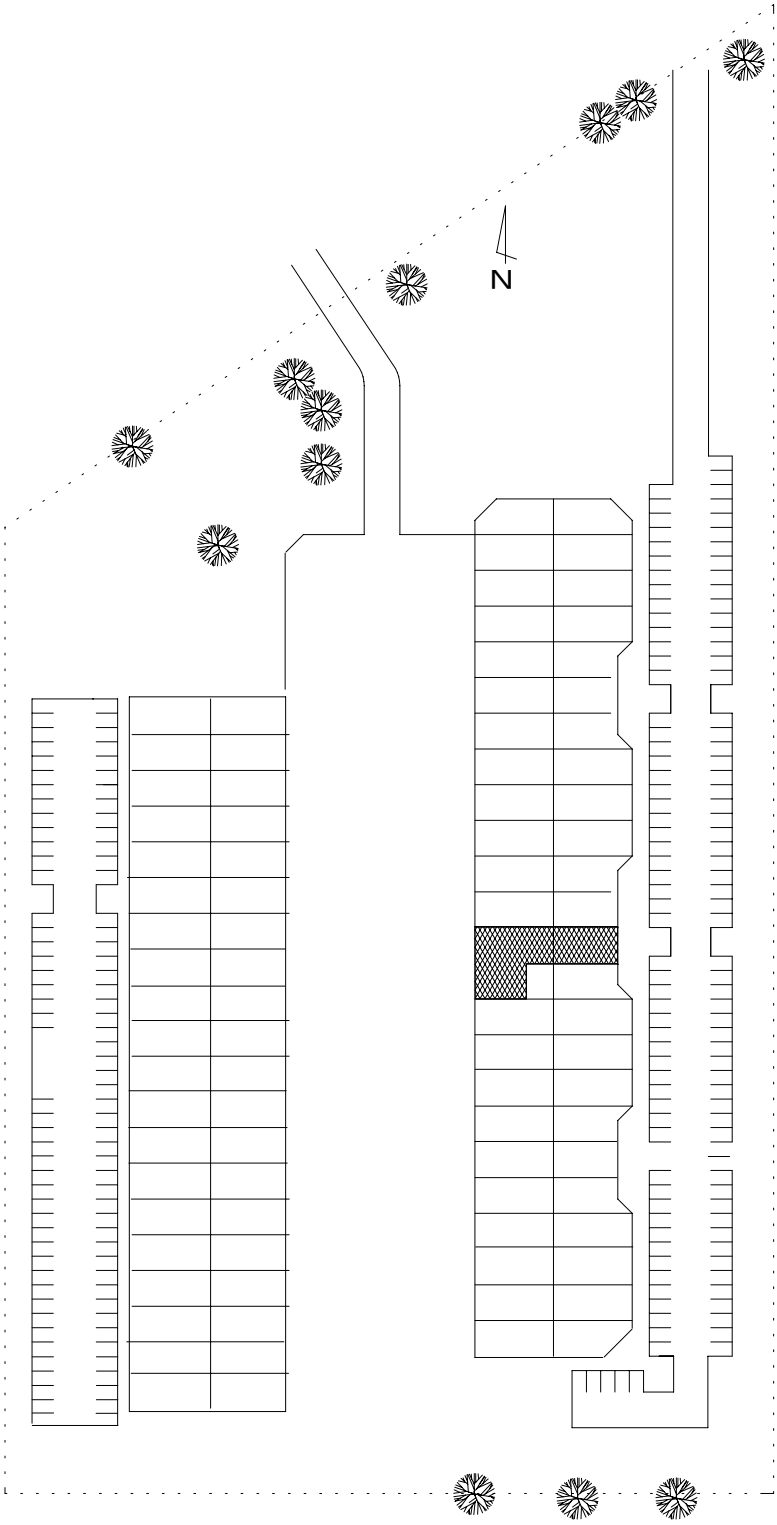
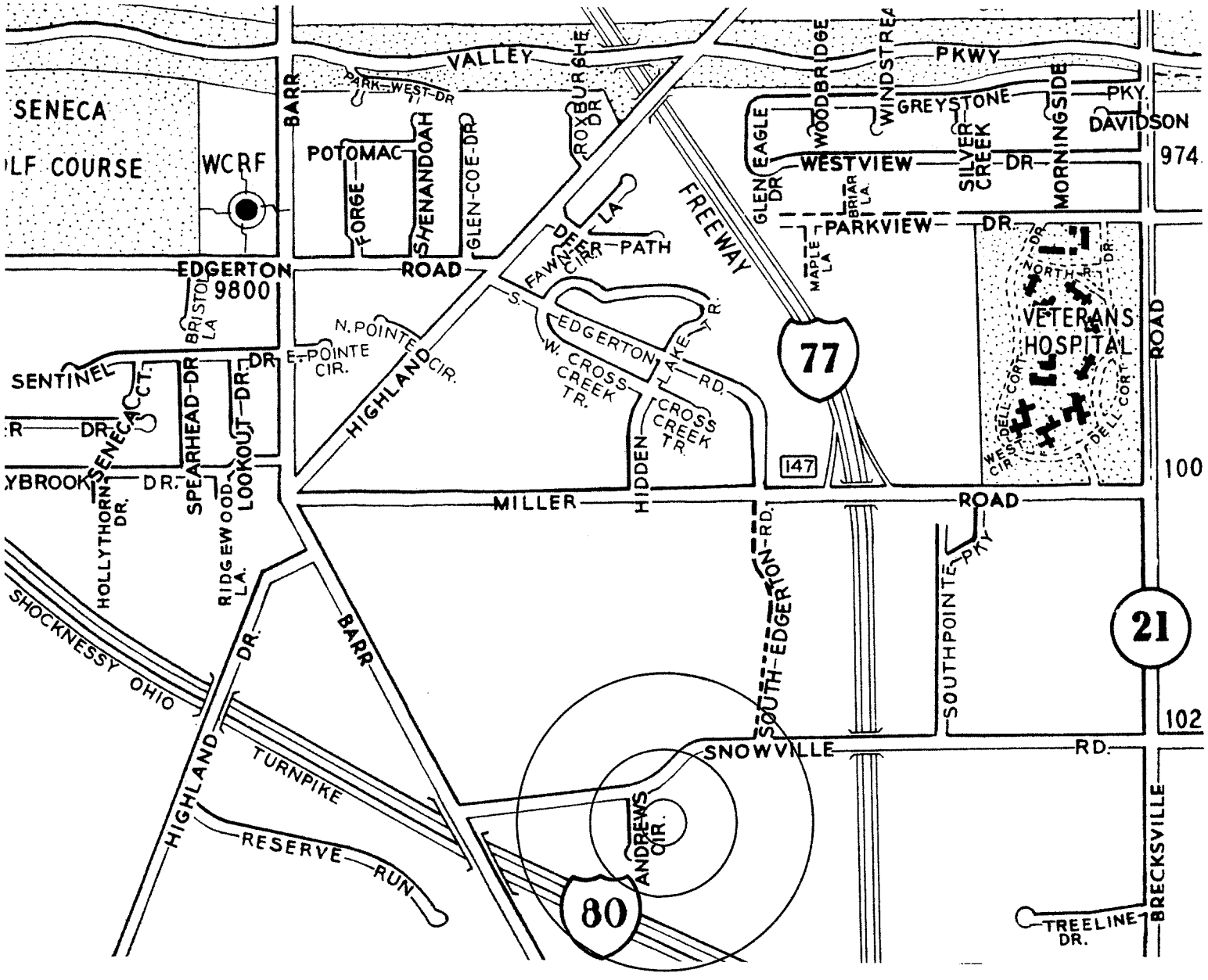
ENGINEERS • CONTRACTORS • DEVELOPERS
RAY FOGG BUILDING METHODS, INC.
981 KEYNOTE CIRCLE, SUITE 16, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

DRAWN BY	CHECKED	DATE	CONTRACT NO.	DWG. NO.
DMS	KLK	12-01 2008		A-1

SNOWVILLE BUSINESS CENTRE I & II

6400 WEST SNOWVILLE ROAD
BRECKSVILLE, OHIO



3,658 SF

SNOWVILLE BUSINESS CENTRES I & II