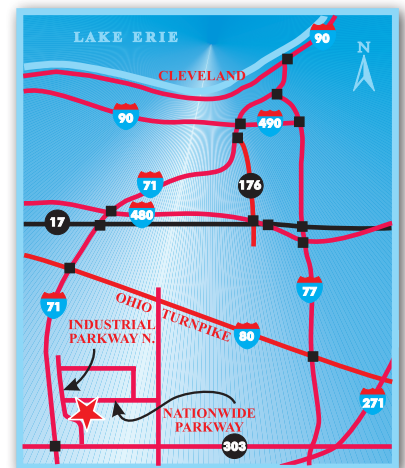


flexible spaces all the right places...

...Brunswick Development
3048 Nationwide Parkway

“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.

Well located near the intersection of I-71 and State Rt. 303 in Brunswick, Ohio, Fogg’s properties are within the thriving Brunswick Industrial Park. The park is located within minutes of the Ohio Turnpike I-80, I-71 and Cleveland Hopkins International Airport. These office/warehouse buildings are designed to be easily altered to fit a variety of distribution and light manufacturing uses.



“The entire Fogg team provided tremendous cooperation during the leasing and construction of our new corporate headquarters and high bay distribution center. We are completely satisfied with the building and with the support that we’ve received from Fogg since we moved into our new facility” - **Guardian Technologies**



216.351.7976
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STANDARD BUILDING SPECIFICATIONS

Brunswick Development

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

- Located in the Brunswick Industrial Park at the four way interchange of I-71 and Rt. 303
- Easy access to I-71, Ohio Turnpike I-80, I-271 and West 130th St.
- Fronting onto Nationwide Parkway in Brunswick, Ohio

PROPERTY DATA

• Building Dimensions	159' x 310'4"
• Office:	1,990 SF
• Warehouse:	47,353 SF
• Mezzanine:	1,490 SF
• Total Without Expansion:	50,833 SF
• Expansion Possible:	15,827 SF
• Total With Expansion:	66,660 SF

CLEAR HEIGHT

- 28' 6" (24' Clear)

COLUMN SPACING

- 25' 8" x 40'
- 25' x 50'
- 25' x 69'

TRUCK ACCESS/DOORS

- Truck docks with 9' x 10' insulated metal industrial doors (with mechanical dock levelers and perimeter seals)
- Drive-Ins with 12' x 14' insulated metal industrial doors (motor operated)
- Personnel: 20 gauge Plush hollow metal doors

ROOF

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

FLOOR

- 6" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard: Designed to accommodate rack storage of a class 1 commodity to the maximum elevation of 23'

HVAC

- Office: gas-fired furnace with electric air conditioner, (Heating: 70°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: gas-fired unit heater, (Heating: 60°F temperature difference at 0°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 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 satin latex on drywall; enamel on door frames
- Plumbing: surface mounted water closet and lavatory

PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives: Asphalt
- Truck Docks: 8" concrete in truck docks
- Sidewalks: 4" concrete

UTILITIES

- Electric: Ohio Edison
- Gas: Columbia Gas of Ohio
- Telephone: Verizon
- Water: City of Cleveland (main - 12")
- Sanitary Sewer: City of Brunswick (main - 10")
- Storm Sewer: Medina County
- Mezzanine: 150 psf. (Heavy duty storage), 4,000 psi minor 3" concrete



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FOR SALE OR LEASE
50,833 Sq. Ft. Warehouse – Office
3048 Nationwide Parkway, Brunswick, Ohio

Individual Space Specifications
Brunswick Development

Office Area:	1,990 SF
Mezzanine:	1,490 SF
Warehouse Area:	47,353 SF
Total Area:	50,833 SF (Expandable to 66,660 SF)
Drive-in Door:	One (1) 12' x 14'
Truck Docks:	Ten (10) dock doors 9' x 10' with dock levelers & perimeter door seals
Eave Height:	28' - 6" (24' clear)
Electricity:	120/208 Volt, 400 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:	\$1.24 SF/YR based upon budget costs for 2025.

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 fire sprinkler maintenance, backflow prevention test and exterior lighting. Tenant is responsible for snowplowing and landscaping and these costs are not included in the above estimate.

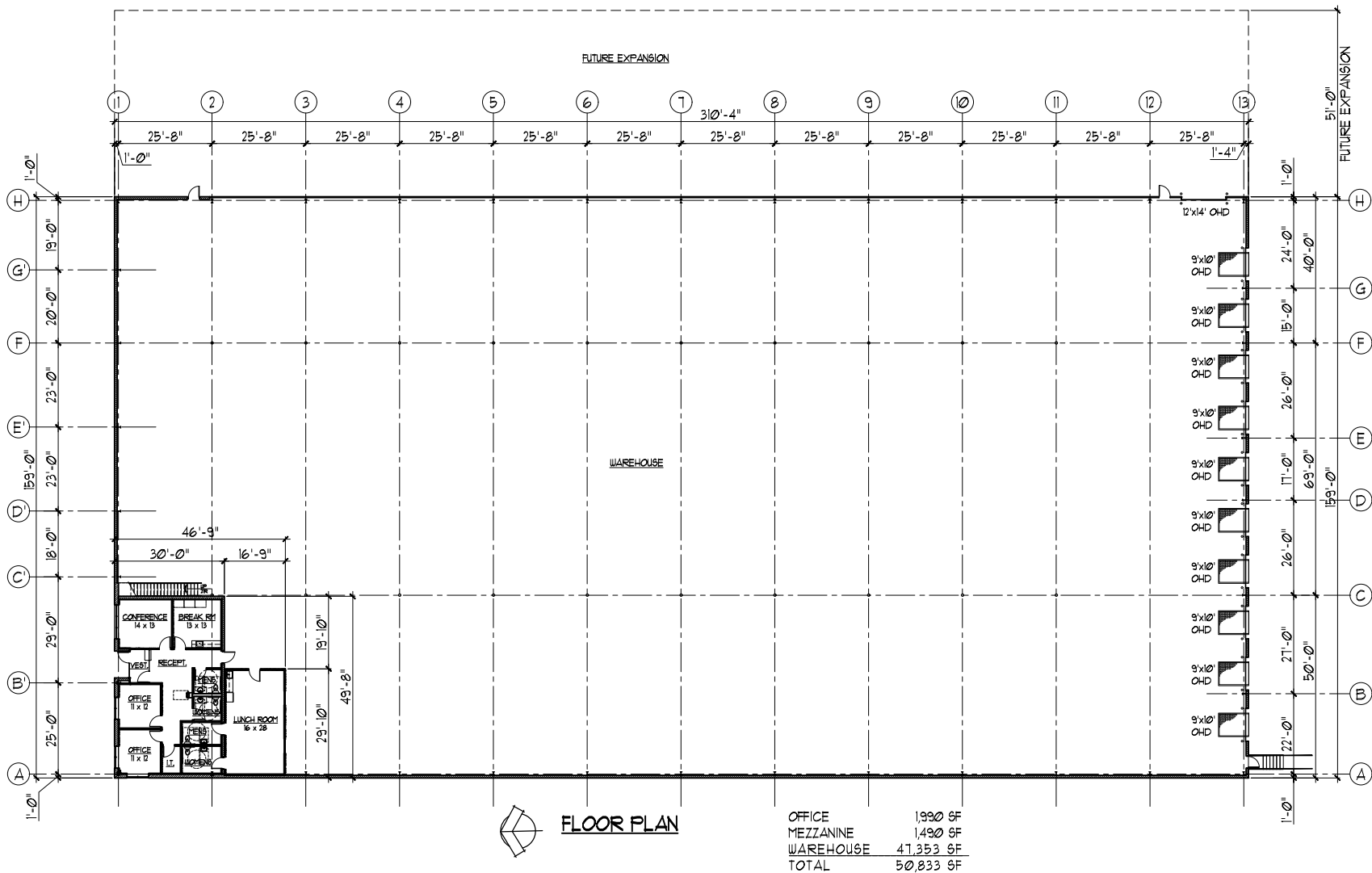


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all the right places.

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 PHONE (440) 884-4200

DATE	BY	DATE	BY
11-06-2024	TDG	11-06-2024	A-1

RAY FOGG CORPORATE PROPERTIES, LLC
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