

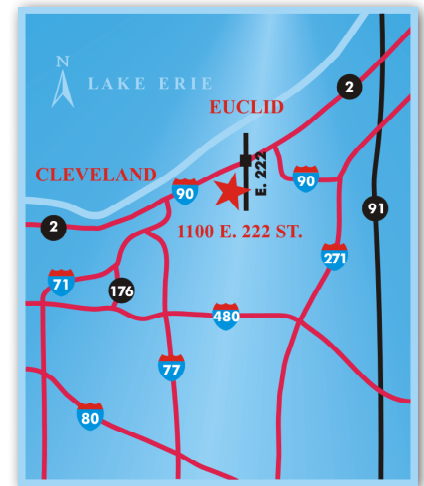
flexible spaces all the right places...

...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.



“Partnering with Fogg for our new manufacturing and distribution center was a fantastic experience. Their team demonstrated exceptional project management, knowledge, and attention to detail throughout the project. They delivered a facility that met our operational needs, and their commitment to quality and collaboration truly stood out. We wouldn’t hesitate to work with them again.” - **Haydon Corporation**

216.351.7976
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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: Enbridge
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland

1090 East 222nd St., Euclid, Ohio



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FOR LEASE

18,400 Sq. Ft. Warehouse – Office
1100 East 222nd Street, Euclid, Ohio

Individual Space Specifications

Euclid Corridor Industrial Mall

Office Area:	508 SF
Warehouse Area:	<u>17,892</u> SF
Total Area:	18,400 SF
Unit Numbers:	10, 11 and 12
Drive-in Doors:	One (1) 12' x 12' overhead door
Truck Docks:	Two (2) recessed docks with 8' x 8' overhead doors
Eave Height:	(#10) 14' below bar joist (10'-3" top heaters) (#12) 13'-8" below bar joist
Column Spacing:	28' x 20'
Electricity:	120/208 Volt, 200 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
Floor Drains:	Three (3)
Estimated Operating Costs:	\$1.22/SF/YR based upon budget costs for 2026.

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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Tom Blaz, Vice President
216-351-7976, ext. 273
tblaz@fogg.com

Mark Ray, Chief Operating Officer
216-351-7976, ext. 244
markray@fogg.com

fogg.com

EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET
EUCLID, OHIO

