

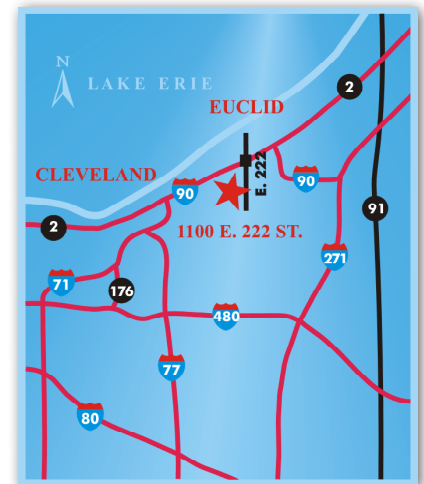
flexible spaces all the right places...

...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.



“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
fogg.com

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:	\$1.24/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 snowplowing, lawn care, backflow prevention test and general exterior maintenance, etc.



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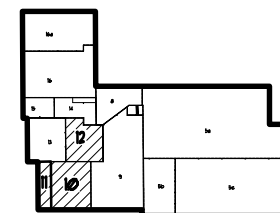
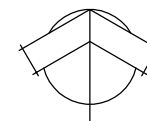
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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

The floor plan shows three units on the second floor:

- UNIT 10:** Located in the bottom half of the plan. It has a main area of 55'-0" by 28'-0". There is a smaller section at the bottom with a width of 30'-6" and a height of 11'-0". The unit includes a kitchen area with a sink (SINK), a stove (STOVE), and a refrigerator (REF). There is also a bathroom (BATH) and a bedroom (BED RM). The unit has a front door (DOOR) and a back door (DOOR). The unit is labeled "UNIT 10" in the center.
- UNIT 11:** Located on the left side of the plan. It has a width of 28'-3" and a height of 27'-4". The unit includes a kitchen area with a sink (SINK) and a stove (STOVE). There is also a bathroom (BATH) and a bedroom (BED RM). The unit has a front door (DOOR) and a back door (DOOR). The unit is labeled "UNIT 11" in the center.
- UNIT 12:** Located in the top right corner of the plan. It has a width of 35'-6" and a height of 31'-6". The unit includes a kitchen area with a sink (SINK) and a stove (STOVE). There is also a bathroom (BATH) and a bedroom (BED RM). The unit has a front door (DOOR) and a back door (DOOR). The unit is labeled "UNIT 12" in the center.

The plan also shows common areas and stairs. The stairs are located in the bottom center of the plan, with a width of 3'-0" and a height of 1'-0". The common areas include a hallway and a living area. The plan is labeled "FLOOR PLAN" at the bottom.



LOCATION
NO SCALE

AREA 10	8,741 SF
AREA 11	2,905 SF
AREA 12	6,794 SF
<hr/> TOTAL	<hr/> 18,440 SF

FLOOR PLAN

SUITE 10, 11 & 12
18,440 SF

EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222ND STREET
EUCLID, OHIO

RAY FOGG CORPORATE PROPERTIES, LLC

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BROOKLYN HEIGHTS, OHIO

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1-877-729-3644



RAY FOGG BUILDING METHODS, INC.
901 KEYNOTE CIRCLE, SUITE 14, CLEVELAND, OHIO 44131
PHONE (216) 351-2026

CHURN BY	CHANGED	DATE	CONTRACT NO.	OWN.
DMS	KLK	3-12 2007	A-246	

EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET
EUCLID, OHIO

