

# flexible spaces all the right places...



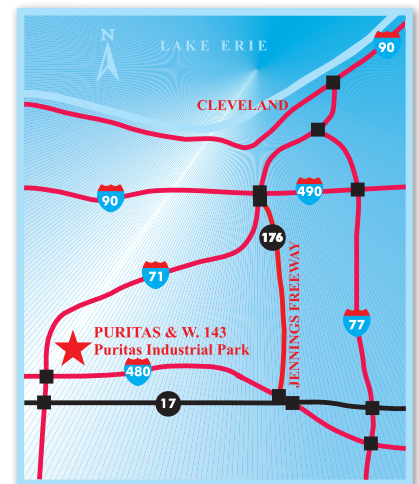
...Puritas Business Centre I  
13921-13981 West Parkway, Cleveland, Oh



...Puritas Business Centre III A & B  
4455-4505 & 4517-4521 Industrial Parkway, Cleveland, Oh

“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 in the I-480/I-71 corridor on the west side of Cleveland, Ohio, Puritas Industrial Park is easily accessible from I-480, I-71, and West 150th Street. Fogg’s Puritas Industrial Park properties offer office/warehouse space ranging from basic small efficient spaces, to large distribution and manufacturing space in the heart of Cleveland’s west side industrial market.



“We have been a partner with Ray Fogg Corporate Properties since 2021. I say partner, and not tenant, as we both take pride and responsibility in our facility. The building is well constructed and meets all of our distribution needs. The team at Fogg is quick to respond to any issue, no matter how small, and I will tell you they have all been small. I foresee our corporation remaining with team Fogg for years to come.” -Veritiv Corporation

“Our company has been a tenant of Ray Fogg Corporate Properties for nearly 30 years. We’ve grown with Fogg during this time into larger spaces. The team is always responsive to our needs and easy to work with. I’ve found Fogg to be a great partner!” -Motion Industries



216.351.7976  
fogg.com

# STANDARD BUILDING SPECIFICATIONS

## Puritas Business Centre I & Puritas Business Centre III A & B

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

- 6 miles from downtown Cleveland and 2 miles from Cleveland Hopkins International Airport
- Access to I-480 and I-71 at West 130th St. and West 150th St.

#### Puritas Business Centre I

- 3.45 acre site south of Puritas Rd. at West 143rd St. in Cleveland, Ohio

#### Puritas Business Centre III A & B

- 9.45 acre site at the junction of West Parkway and Industrial Parkway in Cleveland, Ohio

### PROPERTY DATA

- |                                  |           |
|----------------------------------|-----------|
| • Puritas Business Centre I:     | 56,058 SF |
| • Puritas Business Centre III A: | 78,320 SF |
| • Puritas Business Centre III B: | 60,320 SF |

### EAVE HEIGHT

- 20'

### COLUMN SPACING

- |                                      |           |
|--------------------------------------|-----------|
| • Puritas Business Centre I:         | 28' x 40' |
| • Puritas Business Centre III A & B: | 25' x 40' |

### TRUCK ACCESS

#### Puritas Business Centre I

- Truck docks: 4' recessed with insulated metal industrial doors and angled exterior concrete platforms
- Drive-Ins: with insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

#### Puritas Business Centre III A & B

- Truck docks: with insulated metal industrial doors
- Drive-Ins: insulated metal industrial doors
- Personnel: 20 gauge flush hollow metal doors

### ROOF

#### Puritas Business Centre I

- Insulated, aluminized steel standing-seam; single sloped

#### Puritas Business Centre III A & B

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

### EXTERIOR WALLS

#### Puritas Business Centre I

- 24 gauge insulated metal panels

#### Puritas Business Centre III A & B

- 8" split face block
- 3" interlocking metal panels with 3" insulation (U=.10, R=3 and pebble-grained finish

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures

### SPRINKLER SYSTEM

#### Puritas Business Centre I:

- None

#### Puritas Business Centre III A & B:

- Wet / Ordinary hazard

### 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 and/or vinyl tile (VCT)
- 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 closets and lavatories

### PARKING & DRIVES

#### Puritas Business Centre I

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

#### Puritas Business Centre III A & B

- Automobile Parking: 4" concrete and asphalt
- Truck Drives / Ramps: 7" concrete

### UTILITIES

- Electric: The Illuminating Co.
- Gas: Enbridge
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland



# ***FOR LEASE***

34,000 Sq. Ft. Warehouse – Office  
4519 Industrial Parkway, Cleveland, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	2,585 SF
<b>Warehouse Area:</b>	<u>31,415 SF</u>
<b>Total Area:</b>	34,000 SF
<b>Unit Number:</b>	4519
<b>Drive-in Doors:</b>	One (1) 8' x 8' overhead door One (1) 12' x 14' overhead door
<b>Truck Docks:</b>	Eight (8) 8' x 8' overhead doors
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 40'
<b>Electricity:</b>	120/208 Volt, 400 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Estimated Operating Costs:</b>	\$2.44SF/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.



**flexible spaces**  
**all the right places.**

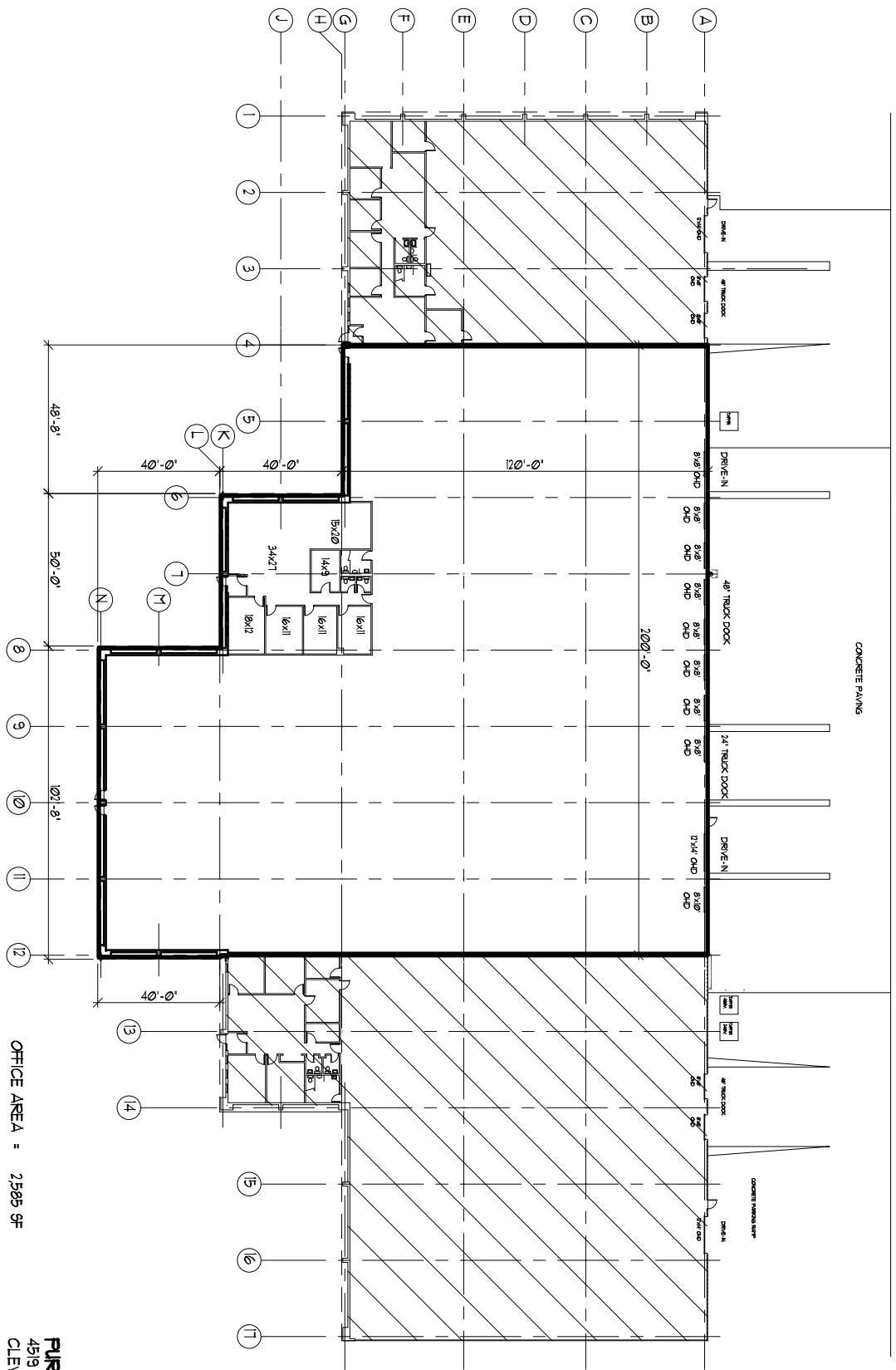
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The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

NO.	REVISION	DATE



**FLOOR PLAN**  
BAYS 4-12

OFFICE AREA = 2585 SF  
 WAREHOUSE AREA = 3,415 SF  
 TOTAL AREA = 34,000 SF

**PURITAS BUSINESS CENTRE III - B**  
 4519 INDUSTRIAL PARKWAY  
 CLEVELAND, OHIO 44135



ENGINEERS • CONTRACTORS • ARCHITECTS  
**RAY FOGG BUILDING METHODS, INC.**  
 381 KENNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO 44131  
 PHONE 216.351.7976

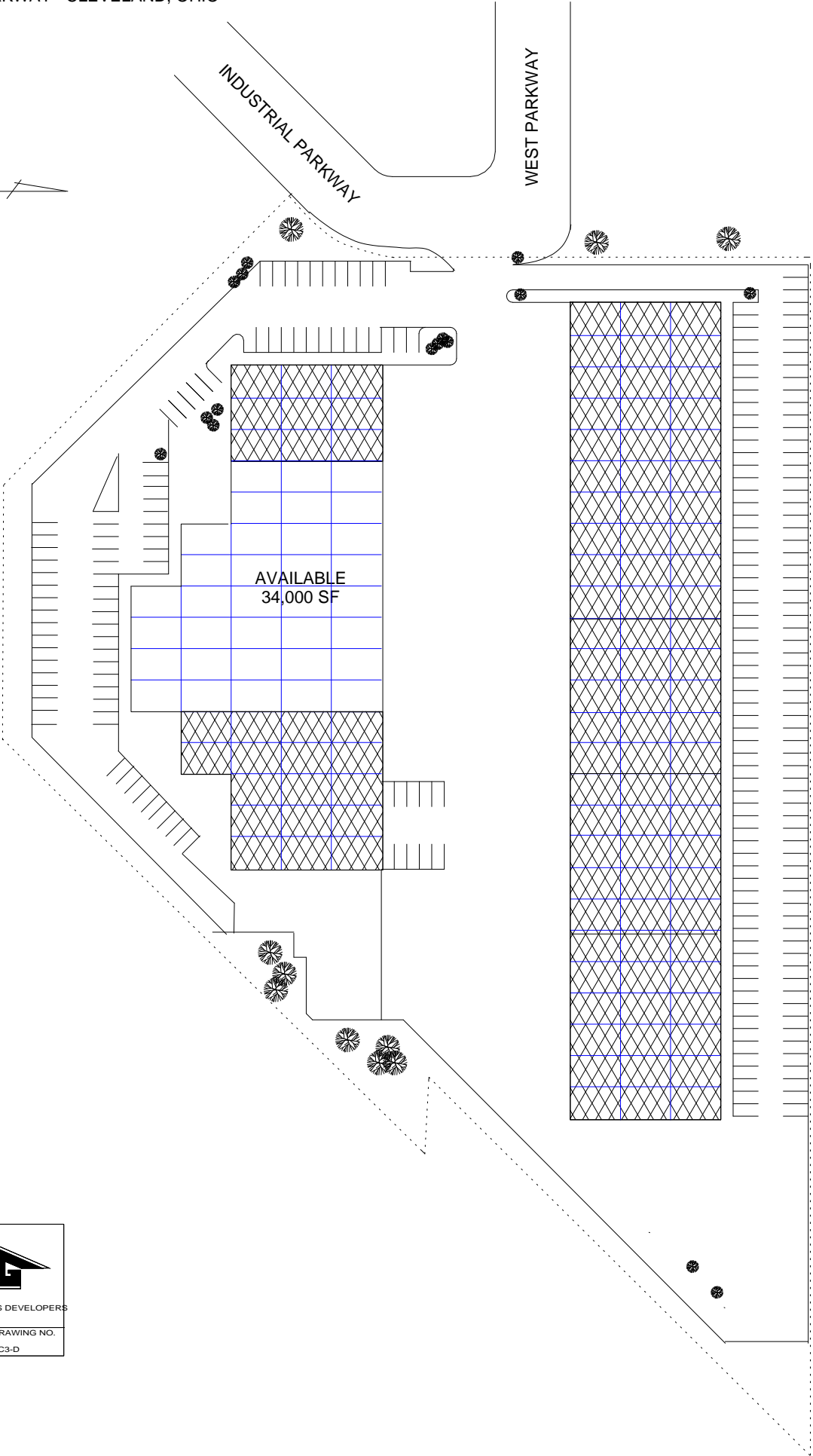
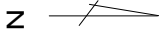
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**RAY FOGG CORPORATE PROPERTIES, LLC**  
 381 KENNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976  
 1-877-129-3644

# PURITAS BUSINESS CENTRE III

INDUSTRIAL PARKWAY CLEVELAND, OHIO



ENGINEERS CONTRACTORS DEVELOPERS		
DRAWN BY	DATE	DRAWING NO.
FF	03/07	PBC3-D