

# Amherst Business Center 1



**Sandstone Blvd.**  
Amherst, Ohio

## 268,159 SF of High Bay Space

- Freeway visibility along State Route 2
- 32' Clear Height
- ESFR Sprinklers
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Within minutes of State Route 2, I-90, State Route 58 and the Ohio Turnpike (I-80)



## flexible spaces all the right places.

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

Sandstone Blvd., Amherst, Ohio

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

- Rt. 2 West to R. 58, then North to Cooper Foster Park Rd., then East to Sandstone Blvd.
- Centrally located between Cleveland and Sandusky
- Only 1 mile from Rt. 2 and US Highway 58
- 3 miles from Ohio Turnpike (I-80/90)

## PROPERTY DATA

- Total Project 268,159 SF

## EAVE HEIGHT

- 38' low side eave, 42' high side eave

## CLEAR HEIGHT

- 32'

## COLUMN SPACING

- 54' x 50'
- 54' x 60' Speed Bay

## TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors

## ROOF

- Single sloped, white TPO membrane over R-28 insulation and steel decking

## FLOOR

- 8" thick, reinforced (4,000 p.s.i.) concrete, sealed with Ashford Formula

## SPRINKLER SYSTEMS

- Wet system/Early Suppression Fast Response (ESFR)

## WAREHOUSE LIGHTING

- Energy efficient high bay LED fixtures

## INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

## EXTERIOR WALLS

- Precast concrete with insulated core

## HVAC

- Office: All electric heating and air conditioning. (Heating: 68°F temperature difference at 0°F outside; winter; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Indirect fired, natural gas air rotation units. (Heating: 60°F temperature difference at 0°F outside)

## OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 5/8" (2x4) acoustical tile on a suspended T-grid system
- Floors: commercial grade carpeting and vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames and "side light"
- Interior Doors: 1-3/4" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two (2) coats of latex paint on drywall
- Plumbing: water closets (tank type) and lavatories
- Lighting: energy efficient recessed indirect LED fixtures

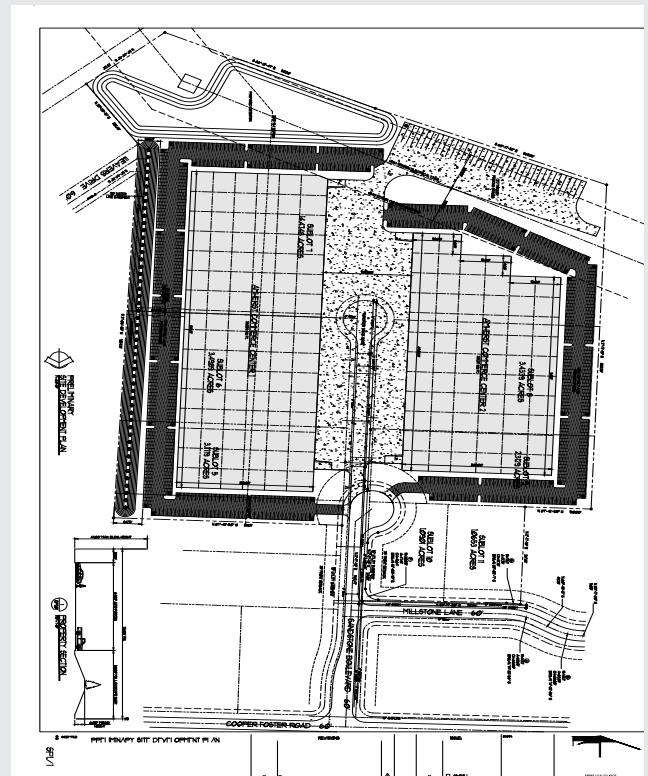
## PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives/Aprons: 8" concrete truck dock and drive-in aprons.

## UTILITIES - All available at the street

- Electric: City of Amherst (PPA)
- Gas: Columbia Gas
- Water: Amherst Utility
- Sanitary and Storm Sewer: City of Amherst
- Telephone/Data/Fiber: TBD

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



# ***FOR LEASE***

268,159 Sq. Ft. Warehouse – Office  
Sandstone Blvd., Amherst, Ohio

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## **Individual Space Specifications Amherst Business Center 1**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	268,159 SF
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	54' x 50'; 54' x 60' Speed Bay
<b>Electricity:</b>	480/277 Volt, 800 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	LED Fixtures
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	\$1.47 based upon 2026 budget costs and a 5% office build-out.

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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DATE	ISSUE	APPROVED BY
---	<input type="checkbox"/> SCHEMATIC DESIGN	---
---	<input type="checkbox"/> DESIGN DEVELOPMENT	---
---	<input type="checkbox"/> 20% PERMITS	---
---	<input type="checkbox"/> BUILDING PERMIT	---
---	<input type="checkbox"/> CONSTRUCTION	---
---	<input type="checkbox"/> AS-BUILT	---

DATE	REV./ISSUES	DESCRIPTION
---	1	ISSUE FOR PERMITS

