Bluestone Business Center 7
New Construction!



351,512 SF of High Bay Space

- 32’ Clear Height
- Cross-Dock Facility
- 100 Dock Positions Available
- 102 Additional Trailer Parking Spaces Available
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 100% Real Estate Tax Abatement for 15 Years
- 8” Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Northfork Southern & CSX Railroad Available
- Easy Access to I-90 & I-271
- Within Minutes of Downtown Cleveland, I-77, I-71, I-480, I-80, Cleveland Hopkins, Burke Lakefront Airport, and Cuyahoga County Airport



“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**

FOGG
CORPORATE PROPERTIES

216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Bluestone Business Center 7

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.

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flexible spaces all the right places.

LOCATION & ACCESS

- Extremely well-located directly at the E. 260th St. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland

PROPERTY DATA

- Total Project 351,512 SF

CLEAR HEIGHT

- 32'

COLUMN SPACING

- 54' x 47'-6"; 54' - 60' Speed Bay

TRUCK ACCESS

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

ROOF

- 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" (2'x4') 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 LED lighting

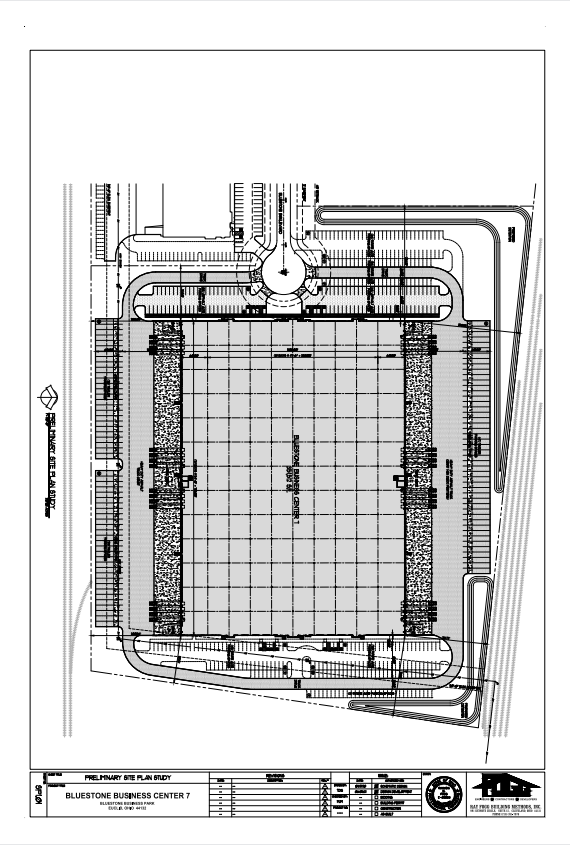
PARKING & DRIVES

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

UTILITIES

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

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



FOR LEASE

351,512 Sq. Ft. Warehouse – Office

27000 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Bluestone Business Center 7

Office Area:	To Suit
Warehouse Area:	To Suit
Total Area:	351,512 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear:	32’
Column Spacing:	54’ x 47’ 6”; 54’ x 60’ Speed Bay
Electricity:	800 AMP, 480/277 Volt, 3 phase, 4 wire service
Lighting:	Energy Efficient LED lighting
Sprinklers:	Wet / Early Suppression Fast Response (ESFR)
Est. Operating Costs:	$1.60/SF/YR based upon budgeted costs for 2025.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the adjacent building. 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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flexible spaces
all the right places.

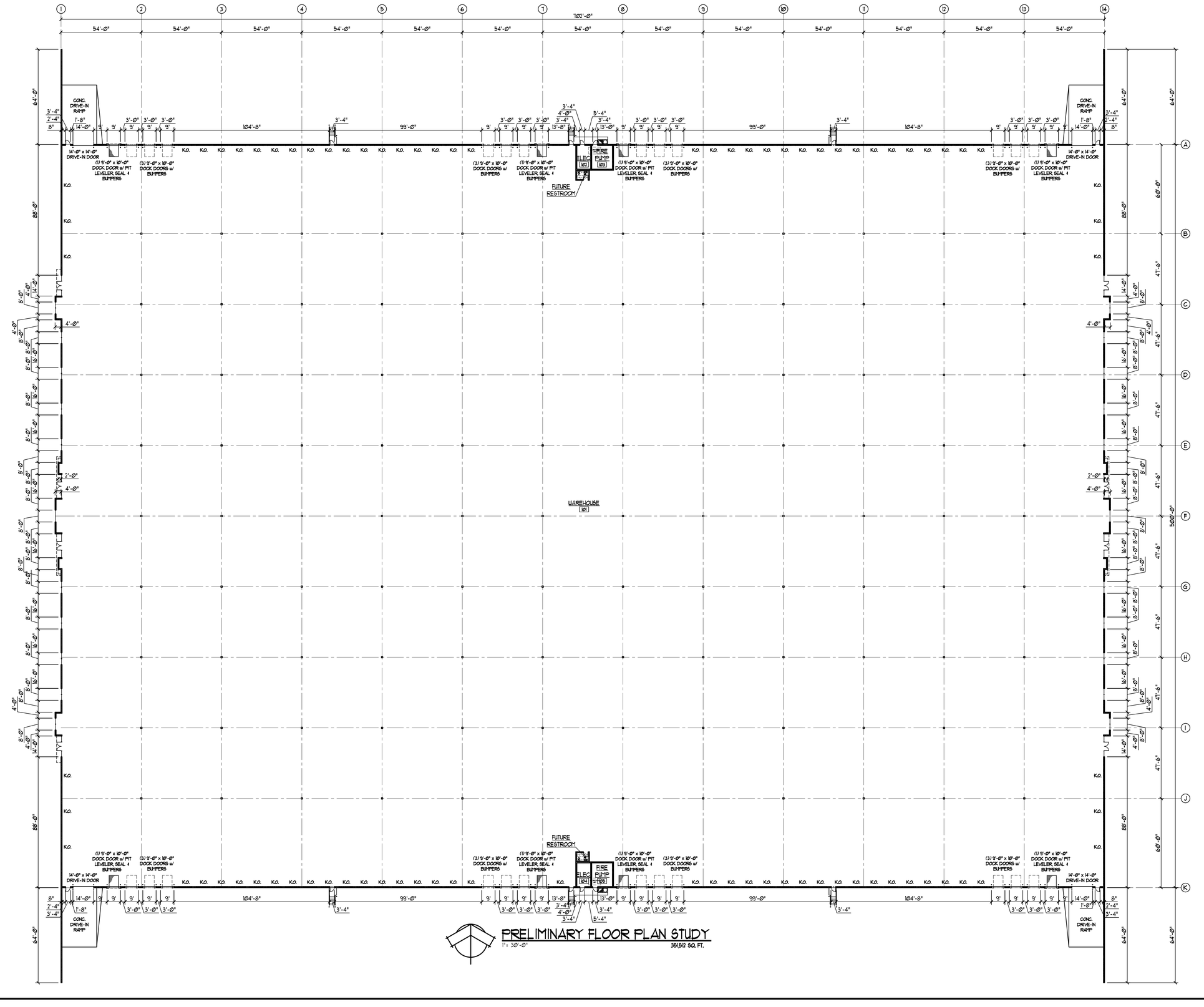
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PRELIMINARY FLOOR PLAN STUDY

1" = 30'-0"

351,512 SQ. FT.

RAY FOGG BUILDING METHODS, INC.
ENGINEERS • CONTRACTORS • DEVELOPERS
981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

STATE OF OHIO · RAYMON FOGG · E-28956 · REGISTERED PROFESSIONAL ENGINEERS

STAMP:

ISSUE:

ISSUE:	DATE:
AUTHORIZED USE:	
■ SCHEMATIC DESIGN	05-14-21
■ DESIGN DEVELOPMENT	06-09-21
□ BIDDING	--
□ BUILDING PERMIT	--
□ CONSTRUCTION	--
□ AS-BUILT	--

DRAWN BY: TDG

CHECKED BY: MJM

PROJECT NO: ----

REVISIONS

REV.*	DESCRIPTION:	DATE:
1	--	--
2	--	--
3	--	--
4	--	--
5	--	--

SHEET TITLE: FLOOR PLAN

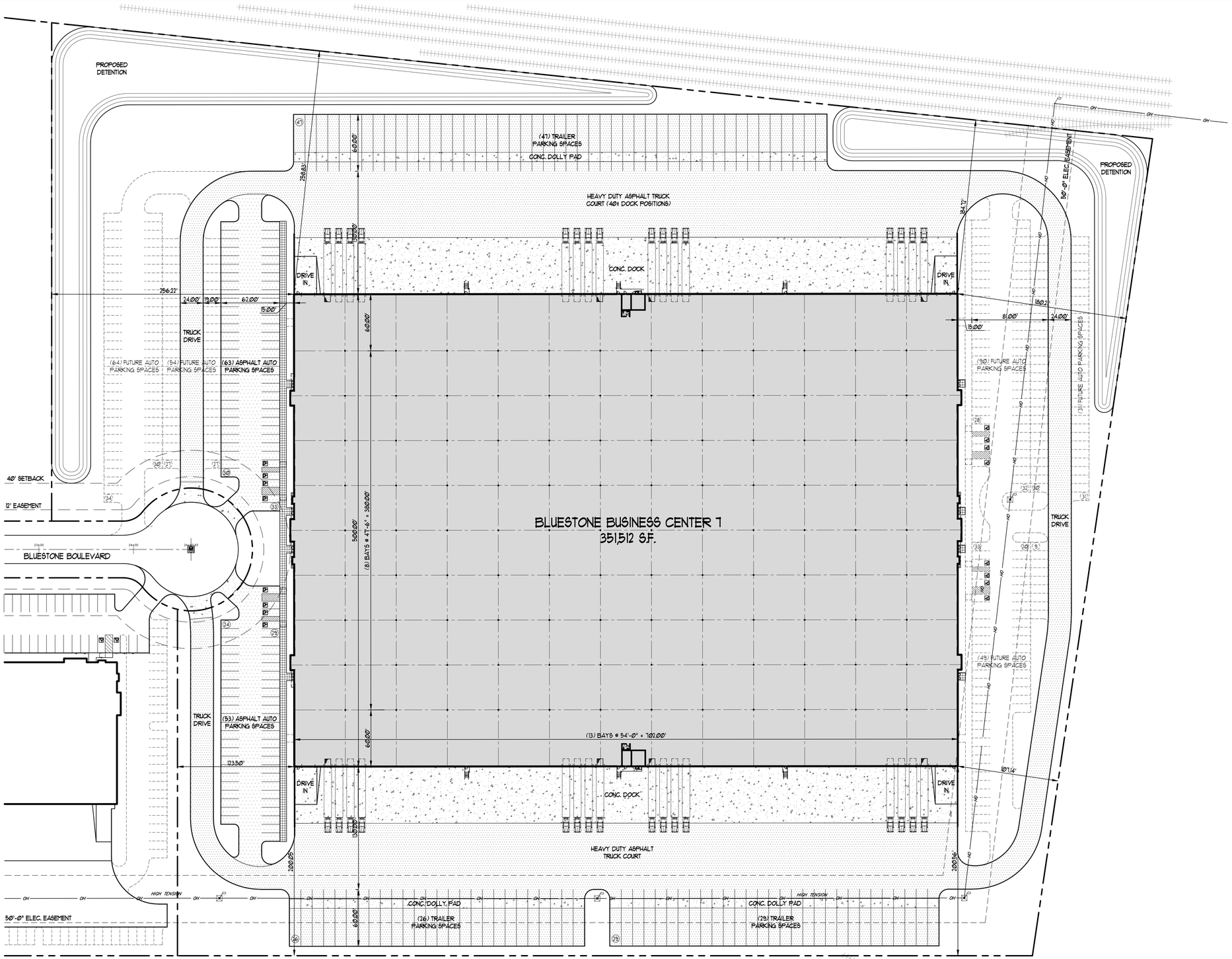
PROJECT TITLE:

BLUESTONE BUSINESS CENTER 7

BLUESTONE BUSINESS PARK
EUCLID, OHIO 44132

SHEET NO.

A1.01



PRELIMINARY SITE PLAN STUDY

1" = 50'-0" — 21.8702 ACRES

FOGG
ENGINEERS • CONTRACTORS • DEVELOPERS
RAY FOGG BUILDING METHODS, INC.
981 KENNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

STATE OF OHIO — RAYMON E. FOGG — E-28956 — REGISTERED PROFESSIONAL ENGINEERS

STAMP:

ISSUE:

DATE:	AUTHORIZED USE:
09/11/20	■ SCHEMATIC DESIGN
06/09/21	■ DESIGN DEVELOPMENT
--	□ BIDDING
--	□ BUILDING PERMIT
--	□ CONSTRUCTION
--	□ AS-BUILT

DRAWN BY: TDG
CHECKED BY: MJM
PROJECT NO: ----

REVISIONS

REV.*	DATE:	DESCRIPTION:
1	--	--
2	--	--
3	--	--
4	--	--
5	--	--

SHEET TITLE: PRELIMINARY SITE PLAN STUDY

PROJECT TITLE:

BLUESTONE BUSINESS CENTER 7

BLUESTONE BUSINESS PARK
EUCLID, OHIO 44132

SHEET NO.: SP1.01