

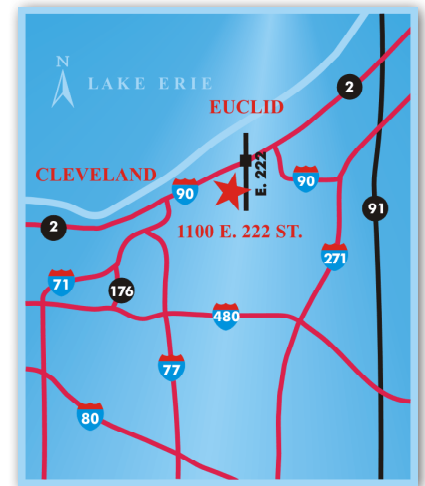
# flexible spaces all the right places...

...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.



**CORPORATE PROPERTIES**

**216.351.7976  
fogg.com**

“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**

# 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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all the right places.

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# FOR LEASE

34,899 Sq. Ft. Warehouse – Office  
1100 East 222nd Street, Euclid, Ohio

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## Individual Space Specifications

### Euclid Corridor Industrial Mall

<b>Office Area:</b>	182 SF
<b>Warehouse Area:</b>	34,707 SF
<b>Total Area:</b>	34,899 SF
<b>Unit Number:</b>	8 & 16
<b>Drive-in Doors:</b>	One (1) 12' x 13'
<b>Truck Docks:</b>	One (1) dock door - 8' x 8' with leveler One (1) dock door - 8' x 8' One (1) dock door - 8' x 10' with leveler
<b>Clear Height:</b>	14'-8" below bar joist
<b>Column Spacing:</b>	N/A
<b>Electricity:</b>	480/277 Volt, 800 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: • Energy efficient (50% less consumption than traditional T12 lighting) • Only 7% luminary depreciation over the life of the bulb
<b>Sprinkler System:</b>	Wet / Ordinary Hazard
<b>Floor Drains:</b>	Yes
<b>Estimated Operating Costs:</b>	\$1.20/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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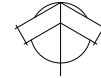
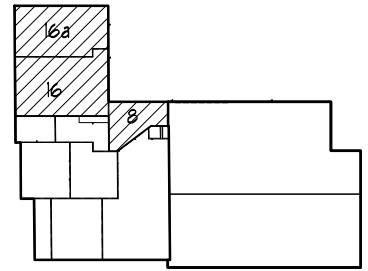
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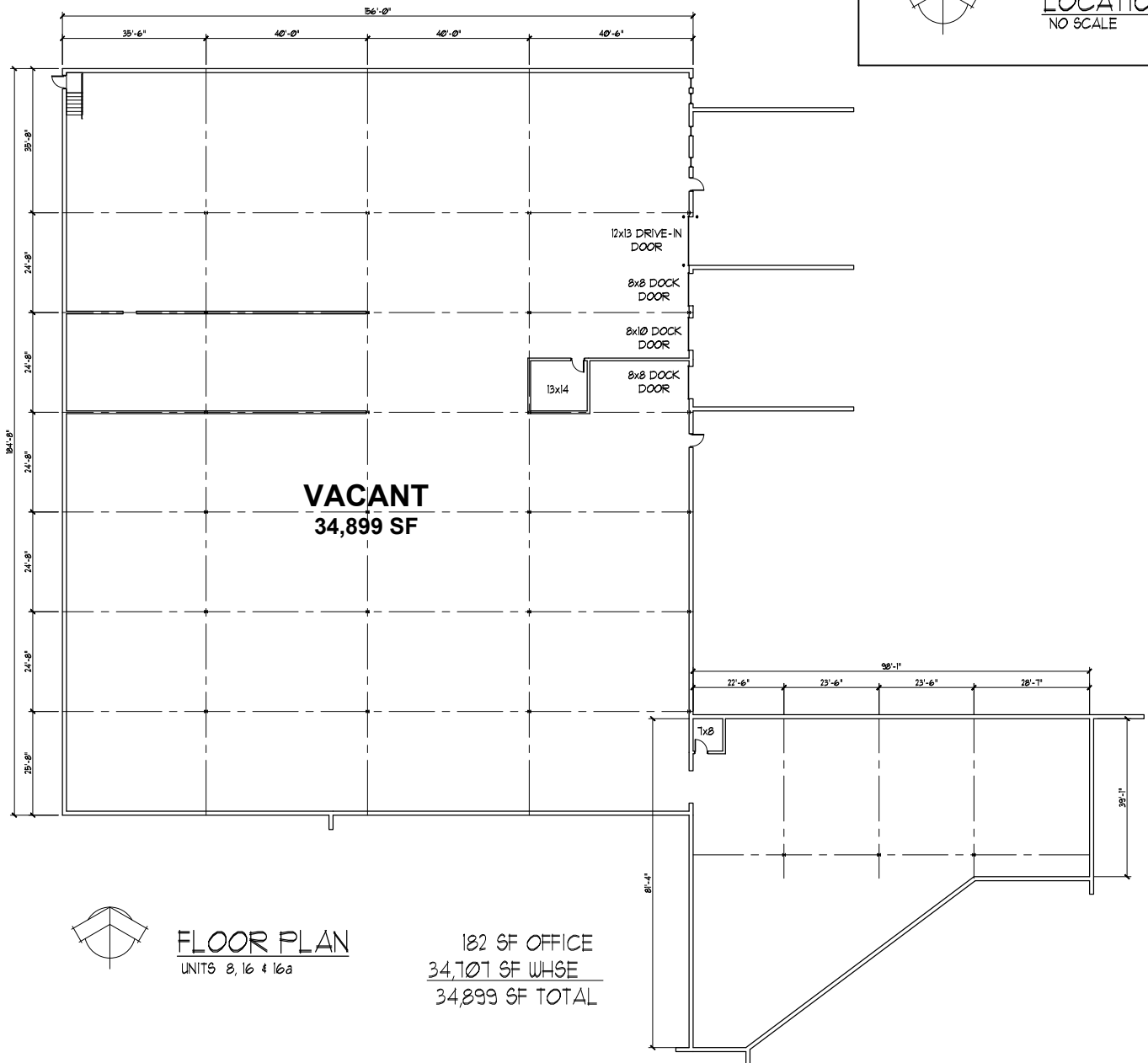
**fogg.com**

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.



LOCATION  
NO SCALE



**FLOOR PLAN**  
UNITS 8, 16 & 16a

182 SF OFFICE  
34,707 SF WHSE  
34,899 SF TOTAL

EUCLID CORRIDOR INDUSTRIAL MALL  
1100 EAST 22ND STREET  
EUCLID, OHIO



**RAY FOGG BUILDING METHODS, INC.**  
100 KENNEDY AVENUE, SUITE 110, CLEVELAND, OHIO 44115  
PHONE (216) 881-7976

RAY FOGG CORPORATE PROPERTIES, LLC  
981 KEYNOTE CIRCLE, SUITE 15  
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1-877-729-3644

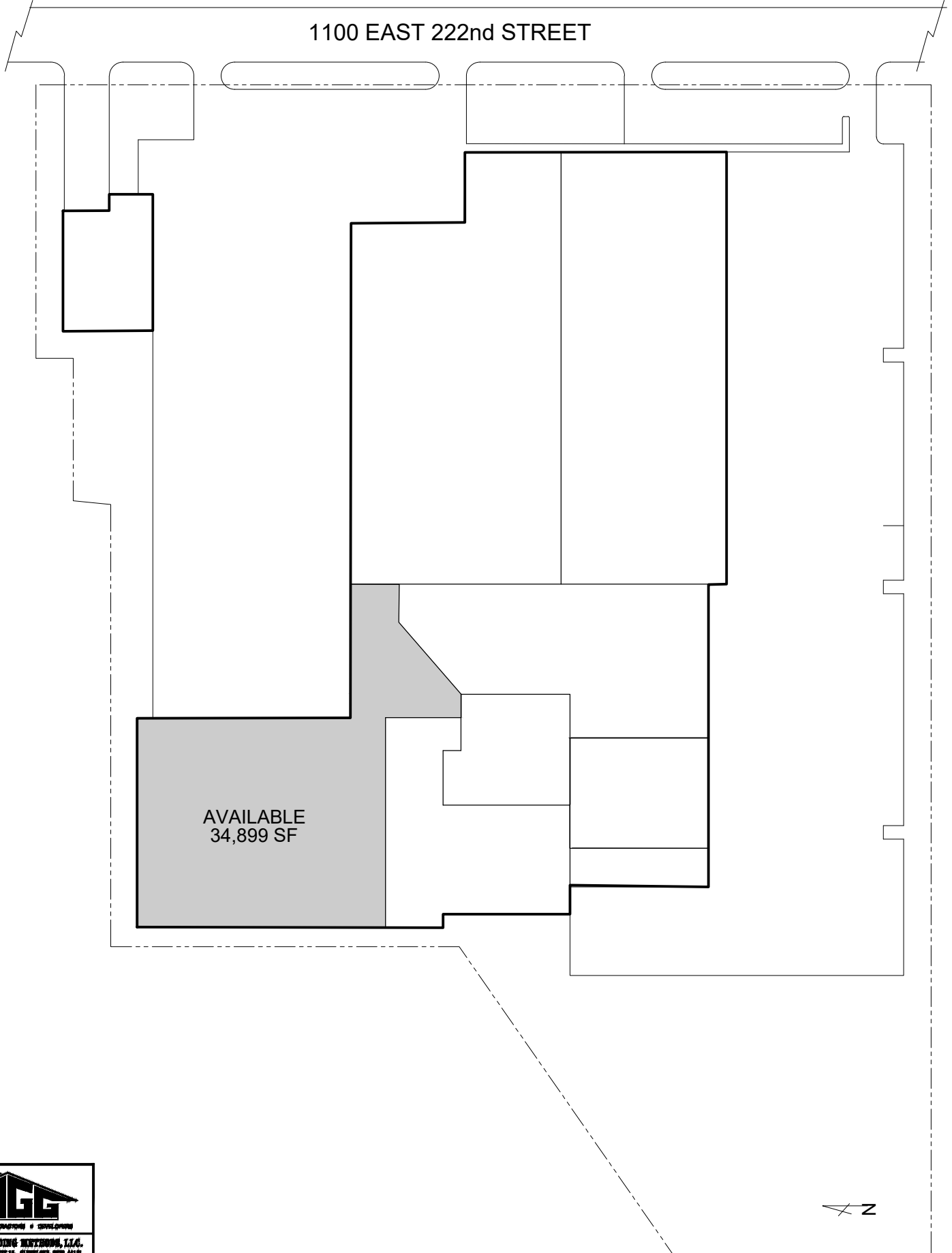
PROPERTY	OWNER	DATE	CONTRACT NO.	PROP. NO.
TDG		05-23 2016		

# EUCLID CORRIDOR INDUSTRIAL MALL

1100 EAST 222nd STREET

EUCLID, OHIO

1100 EAST 222nd STREET



AVAILABLE  
34,899 SF



**RAY FOGG BUILDING SYSTEMS, LLC.**  
ONE KENNEDY CENTER, SUITE 100, CLEVELAND, OHIO 44115  
PHONE (216) 884-7000

DRAWN BY	DATE	REV	CONTRACT NO.	TRK. NO.
TDG		5-23 2026		A-1