

# flexible spaces all the right places...



...Resource Business Centre I, II, III & IV  
5399 Lancaster Dr. & 800-900 Resource Dr.

**“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.

Centrally located in the Cleveland suburb of Brooklyn Heights, Ohio, Resource Business Centre I, II, III and IV offer modern office/warehouse/flex space. The properties are easily accessible from I-77 and I-480 and are within minutes of Rt. 176, I-90, I-71, I-490, the Ohio Turnpike (I-80), downtown Cleveland and Cleveland Hopkins Airport. The buildings are designed to easily modify floor plans and truck access to suit the needs of each tenant.



**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

## Resource Business Centre I, II, III & IV

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

- The properties front on Lancaster and Resource Drives in Valley Business Park, just south of Granger Rd. (Rt.17)
- Visible from Granger Road (Brookpark Rd.)
- Minutes from I-480, I-77 and Jennings Freeway (Ohio Rt. 176)
- Seven (7) miles from downtown Cleveland
- Within 10.5 miles of Cleveland Hopkins International Airport
- Immediately east of the I-480/Granger interchange and west of (Rt. 21) Cloverleaf with access to I-77

### PROPERTY DATA

- |                                 |           |
|---------------------------------|-----------|
| • Resource Business Centre I:   | 37,825 SF |
| • Resource Business Centre II:  | 42,000 SF |
| • Resource Business Center III: | 30,668 SF |
| • Resource Business Center IV:  | 50,124 SF |

### EAVE HEIGHT

- |                                      |     |
|--------------------------------------|-----|
| • Resource Business Centre I & II:   | 19' |
| • Resource Business Centre III & IV: | 24' |

### COLUMN SPACING

- |                                 |                         |
|---------------------------------|-------------------------|
| • Resource Business Centre I:   | 25' x 55' and 25' x 45' |
| • Resource Business Centre II:  | 25' x 60'               |
| • Resource Business Center III: | 25' x 55'               |
| • Resource Business Center IV:  | 25' x 60'-8"            |

### TRUCK ACCESS

- Truck docks with industrial overhead doors
- Drive-ins with insulated metal industrial overhead doors
- Personnel Doors: 18 gauge flush hollow metal doors with hardware

### ROOF

#### Resource Business Centre I

- 2" standing seam, 24 gauge aluminized steel, single-sloped insulated (R-13)

#### Resource Business Centre II, III & IV

- 24 gauge standing seam roof panels with galvalume finish, insulated with 6" thick (R-19) vinyl-faced fiberglass blanket insulation

### FLOOR

- Resource Business Centre I: 5" thick reinforced (3,000 p.s.i.)
- Resource Business Centre II, III & IV: 6" thick reinforced concrete (4,000 p.s.i.) sealed with Ashford Formula

### WAREHOUSE LIGHTING

- Resource Business Centre I: Fluorescent fixtures
- Resource Business Centre II: 400 watt, low bay metal halide fixtures
- Resource Business Centre III & IV: Fluorescent fixtures or 400 watt, low bay metal halide fixtures

### PARKING & DRIVES

- Automobile Parking: asphalt or concrete
- Truck Drive / Ramps: concrete 8"

### SPRINKLER SYSTEM

#### Resource Business Centre I

- Wet System / Ordinary Hazard

#### Resource Business Centre II

- Wet System / Designed for .9 gpm per 1,536 SF allowing 100 G.P.M. for hose streams

#### Resource Business Centre III & IV

- Wet System / Designed for .32 gpm per 2,000 SF allowing 200 G.P.M. for hose streams

### INTERIOR WAREHOUSE & DEMISING WALLS

- 3", 24-gauge prefinished metal partition panels, with 3" insulation and a 26 gauge interior liner panel; or
- 8" concrete block; or
- Drywall on metal studs; or
- Insulated metal panels

### EXTERIOR WALLS

#### Resource Business Centre I & II

- Dryvit fascia
- Black fascia trim
- Split faced block
- Resource Business Centre I: 1-1/2" metal panels with 3" insulation (U = .10; R = 3) and pebble-grained fluoropolymer finish
- Resource Business Centre II: 2" metal panels insulated (R-15.9)

#### Resource Business Centre III & IV

- Utility brick veneer and split faced masonry
- Dryvit fascia
- Architectural metal panels 2" with textured finish R-15 foam core

### HVAC

- Warehouse: gas-fired unit heater (Heating 60°F temperature difference at 0° outside)
- Office: gas-fired furnace with electric air conditioner (Heating: 68°F temperature difference at 0° outside; Air Conditioning: 15°F temperature difference at 90°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: recessed fluorescent lighting

### UTILITIES

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

# ***FOR LEASE***

6,500 Sq. Ft. Warehouse – Office  
5399 Lancaster Drive, Brooklyn Heights, Ohio

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## **Individual Space Specifications**

### **Resource Business Centre 1**

<b>Office Area:</b>	4,000 SF
<b>Warehouse Area:</b>	<u>2,500 SF</u>
<b>Total Area:</b>	6,500 SF
<b>Unit Number:</b>	6
<b>Drive-in Door:</b>	One (1) 12' x 14' overhead door
<b>Truck Dock:</b>	One (1) 8' x 8' overhead door
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 55'
<b>Electricity:</b>	240 Volt, 200 Amp, 3 phase, 4 wire service (main disconnect) 120/208 Volt, 100 Amp, 42-circuit panel
<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>	\$3.34/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.

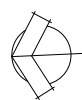
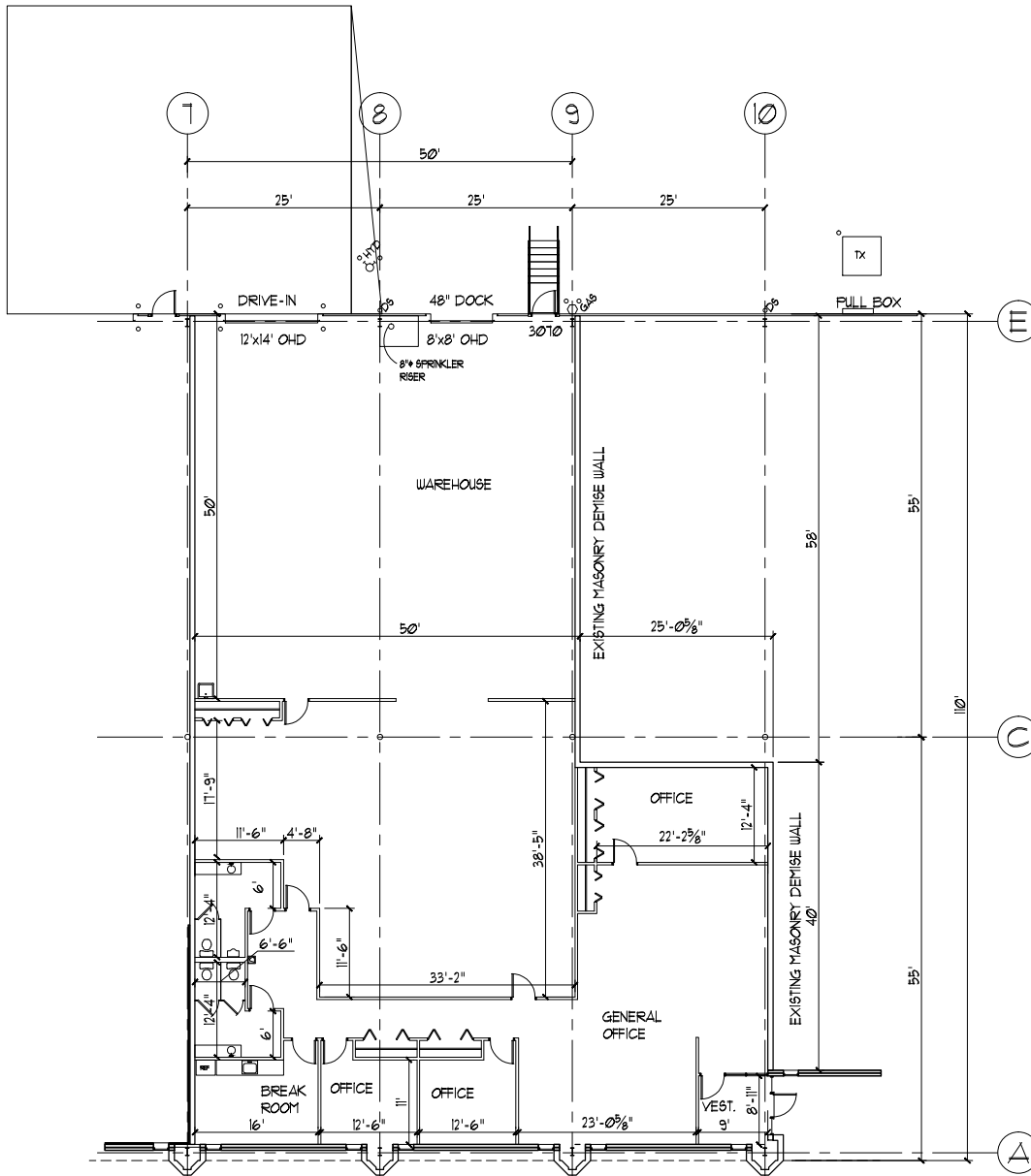


**flexible spaces**  
**all the right places.**

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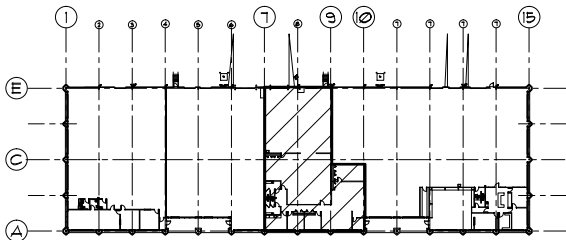
**fogg.com**



# FLOOR PLAN

BAYS 7-10

OFFICE AREA = 4,000 SF  
 WAREHOUSE AREA = 2,500 SF  
 TOTAL AREA = 6,500 SF



LOCATION PLAN



RESOURCE BUSINESS CENTRE I  
 5399 LANCASTER DRIVE  
 BROOKLYN HGTS., OHIO, 44131

RAY FOGG CORPORATE PROPERTIES, LLC  
 981 KEYNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976  
 1-877-729-3644

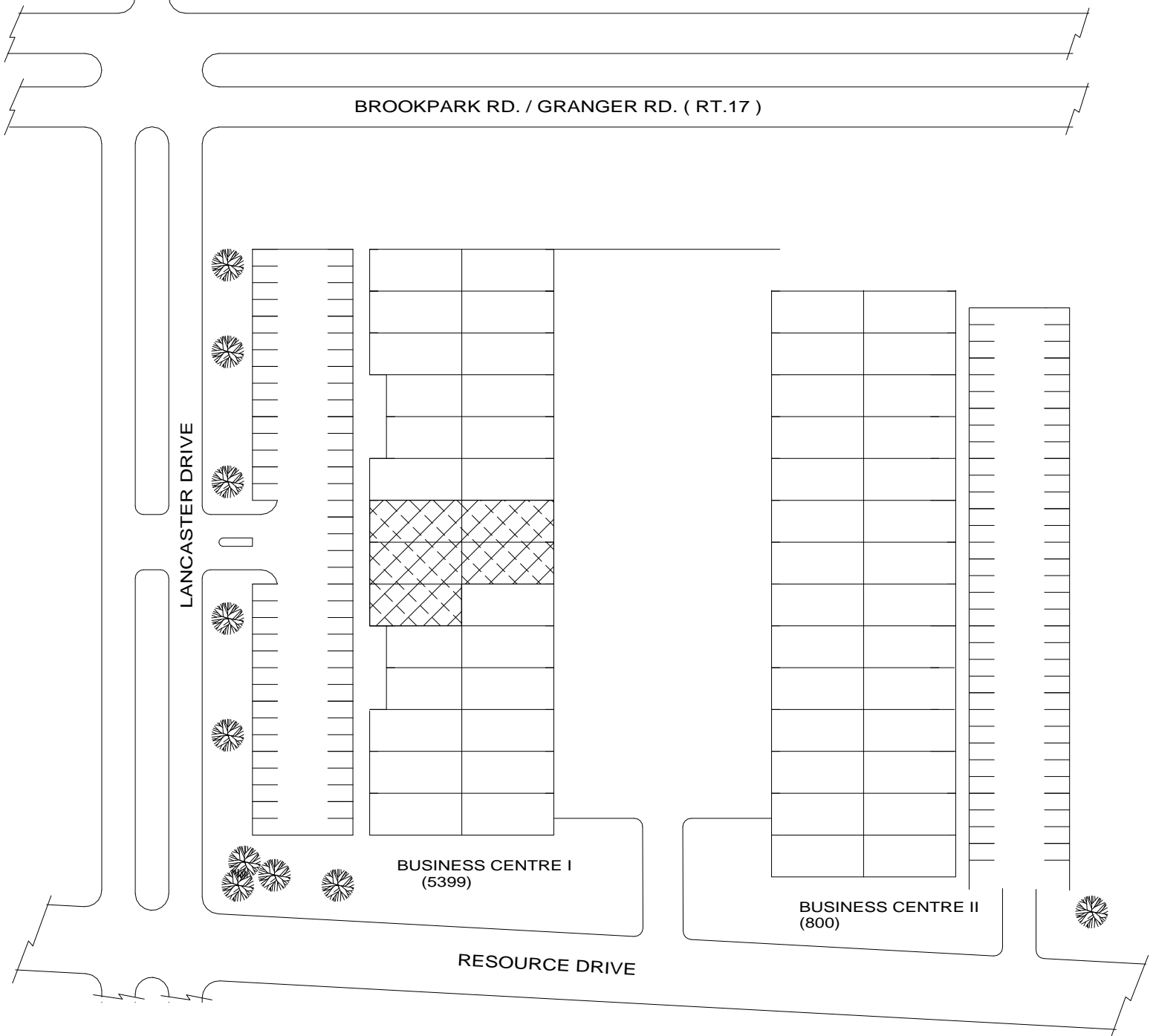


ENGINEERING • ARCHITECTURE • DEVELOPMENT

RAY FOGG BUILDING METHODS, INC.  
 670 BROADWAY AVENUE, SUITE 14, CLEVELAND, OHIO 44115  
 PHONE (440) 883-7878

OWNER/USER	DESIGNER	DATE	REVISION NO.	SCALE
DMS	KLK	2-21 2014	A-1316	A1

RESOURCE BUSINESS CENTRE I & II  
5399 Lancaster Dr. & 800 Resource Drive  
Brooklyn Heights, Ohio 44131



  
ENGINEERS CONTRACTORS DEVELOPERS

DRAWN	CHECKED	DATE	DRAWING NO.
FF		10-20-0	RESRC12