

# Snowville Business Center 3

## New Construction!



**Snowville Business Center 3**  
5800 West Snowville Road, Brecksville, Ohio

### 95,576 SF of High Bay Space

- 28' Clear Height
- Office & Truck Access to Suit
- ESFR Sprinkler
- 6" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to I-80, I-77 & State Route 21
- Snowville Business Center 3 is situated in the upscale community of Brecksville, Ohio. Located between Cleveland and Akron, the building is within minutes of I-77 and I-80 (Ohio Turnpike).



"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  
[fogg.com](http://fogg.com)

# STANDARD BUILDING SPECIFICATIONS

## 5800 West Snowville Road

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



**flexible spaces**  
all the right places.

### LOCATION & ACCESS

- 5800 West Snowville Road in Brecksville, Ohio
- 3 miles south of Brecksville Town Center via State Route 21
- Access via the Ohio Turnpike I-80, I-77, and I-271

### PROPERTY DATA

- Total Project 95,576 SF

### EAVE HEIGHT

- 31' low side eave, 35' high side eave

### CLEAR HEIGHT

- 28' throughout

### COLUMN SPACING

- 43' x 50'; 60' x 50' speed bay at docks

### 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

- 6" 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 LED fixtures

### INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

### EXTERIOR WALLS

- Precast concrete with insulated core

### HVAC

- Office: gas-fired furnace with electric heat pump (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: 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

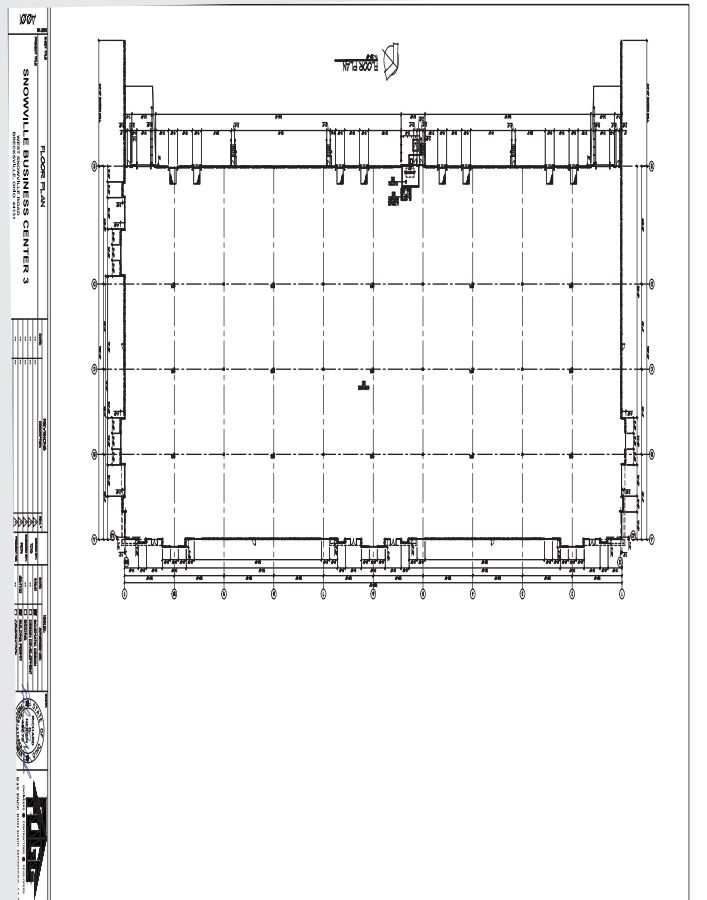
### PARKING & DRIVES

- 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: North East Ohio Sewer District
- 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***

95,576 Sq. Ft. Warehouse – Office  
5800 West Snowville Road, Brecksville, Ohio

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## **Individual Space Specifications**

### **Snowville Business Center 3**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	95,576 SF
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Eave Height:</b>	31' - 34' (28' clear height throughout)
<b>Column Spacing:</b>	43' x 50'; 60' x 50' speed bay at docks
<b>Electricity:</b>	480/277 Volt, 3 phase, 4 wire service
<b>Lighting:</b>	Energy Efficient LED High Bay Florescent Fixtures
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	\$2.09/SF/YR based upon budget costs for 2025

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.**

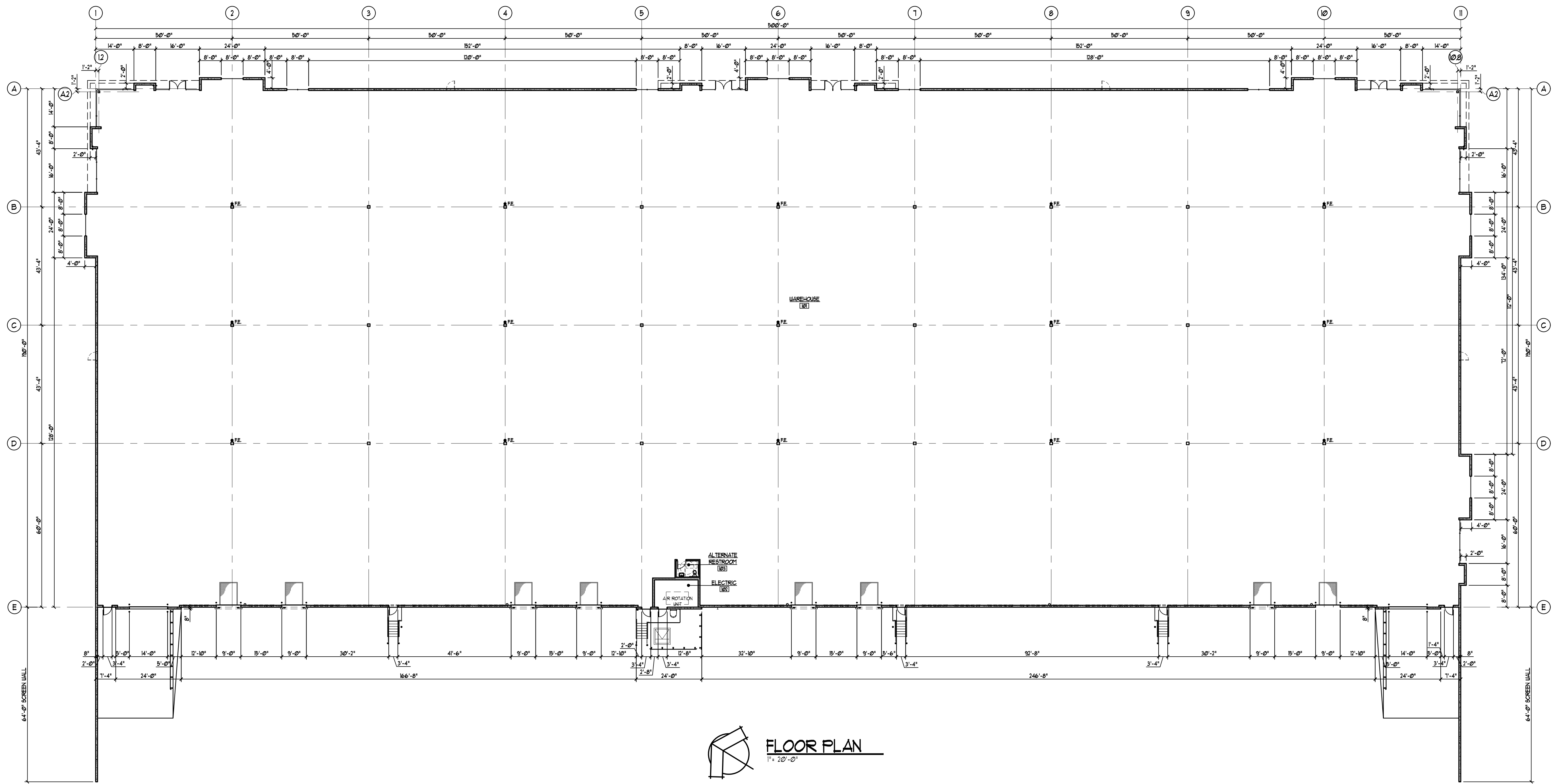
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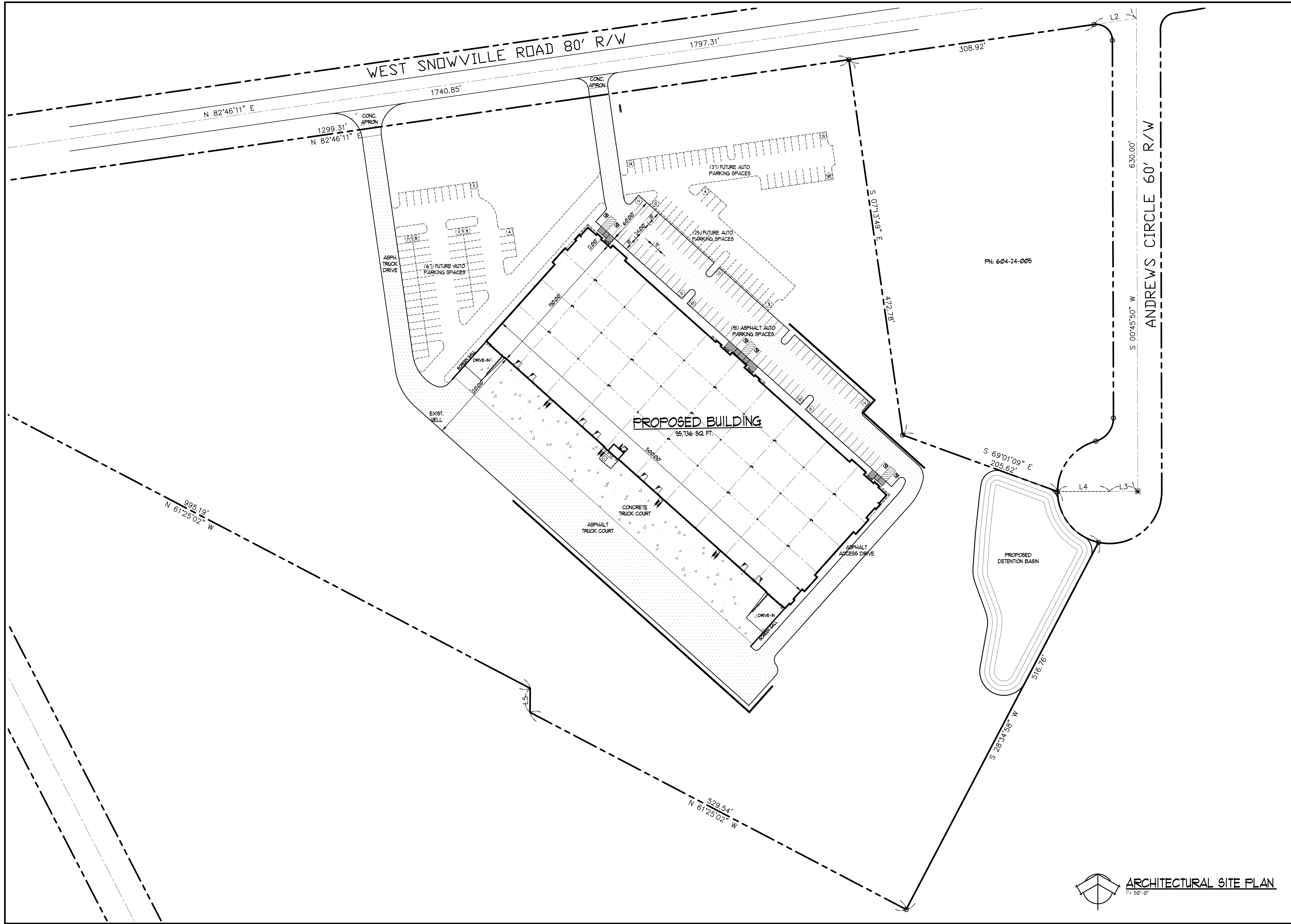
FLOOR PLAN  
1" = 20'-0"



DATE	ISSUE	AUTHORIZED USE
11/29/21	<input checked="" type="checkbox"/> SCHEMATIC DESIGN	
	<input type="checkbox"/> DESIGN DEVELOPMENT	
	<input type="checkbox"/> BIDDING	
02/17/22	<input checked="" type="checkbox"/> BUILDING PERMIT	
	<input type="checkbox"/> CONSTRUCTION	
	<input type="checkbox"/> AS-BUILT	

DATE	REVISIONS	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	

**FLOOR PLAN**  
**SNOWVILLE BUSINESS CENTER 3**  
WEST SNOWVILLE ROAD  
BRECKSVILLE, OHIO 44131



PT: 604-24-005

ARCHITECTURAL SITE PLAN  
1" = 50'-0"

**ARCHITECTURAL SITE PLAN**

**SNOWVILLE BUSINESS CENTER 3**  
WEST SNOWVILLE ROAD  
BRECKSVILLE, OHIO 44131

**RAY FOGG BUILDING METHODS, LLC.**  
ENGINEERS • CONTRACTORS • DEVELOPERS  
881 KEVNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131  
PHONE (216) 351-7976

STATE OF OHIO  
RICHARD D. NEEDY  
No. 48676  
REGISTERED PROFESSIONAL ENGINEER

DATE	REVISIONS DESCRIPTION	REV.	DATE	ISSUE	AUTHORIZED USE
..	..	..	09/03/12	SCHEMATIC DESIGN	..
..	..	..	10/11/12	DESIGN DEVELOPMENT	..
..	..	..	..	BIDDING	..
..	..	..	..	BUILDING PERMIT	..
..	..	..	..	CONSTRUCTION	..
..	..	..	..	AS-BUILT	..

DRAIN BY: TOG  
CHECKED BY: MJM  
PROJECT NO: AT12

SHEET TITLE: ARCHITECTURAL SITE PLAN  
PROJECT TITLE: SNOWVILLE BUSINESS CENTER 3  
SHEET NO: SPI.01