

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).



"The entire Fogg team provided tremendous cooperation during the leasing and construction of our new corporate headquarters and high bay distribution center. We are completely satisfied with the building and with the support that we've received from Fogg since we moved into our new facility" - Guardian Technologies

216.351.7976
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.



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

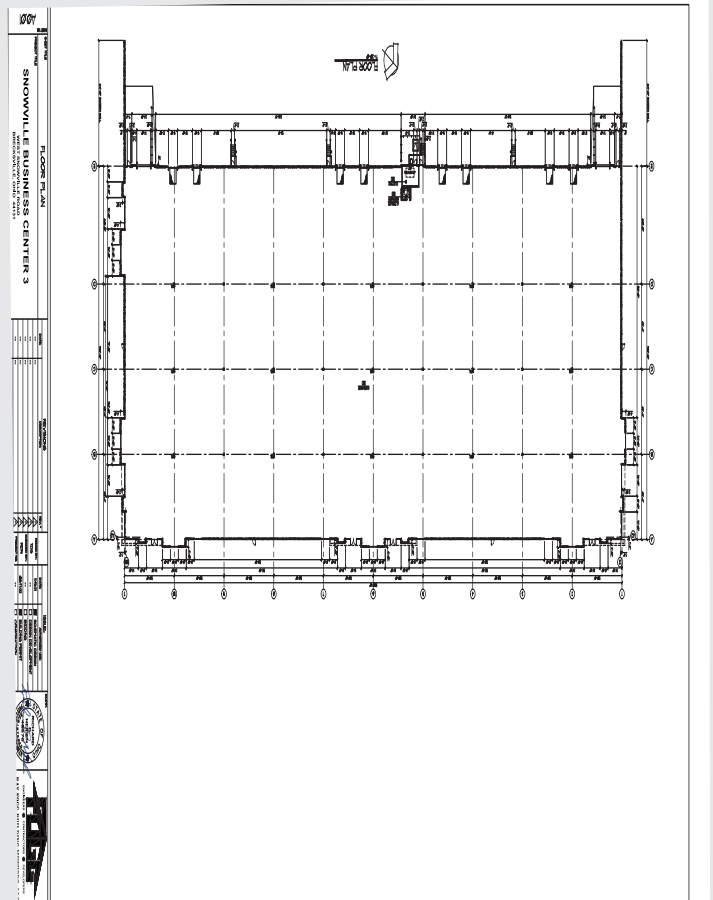
PARKING & DRIVES

- 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

Individual Space Specifications

Snowville Business Center 3

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

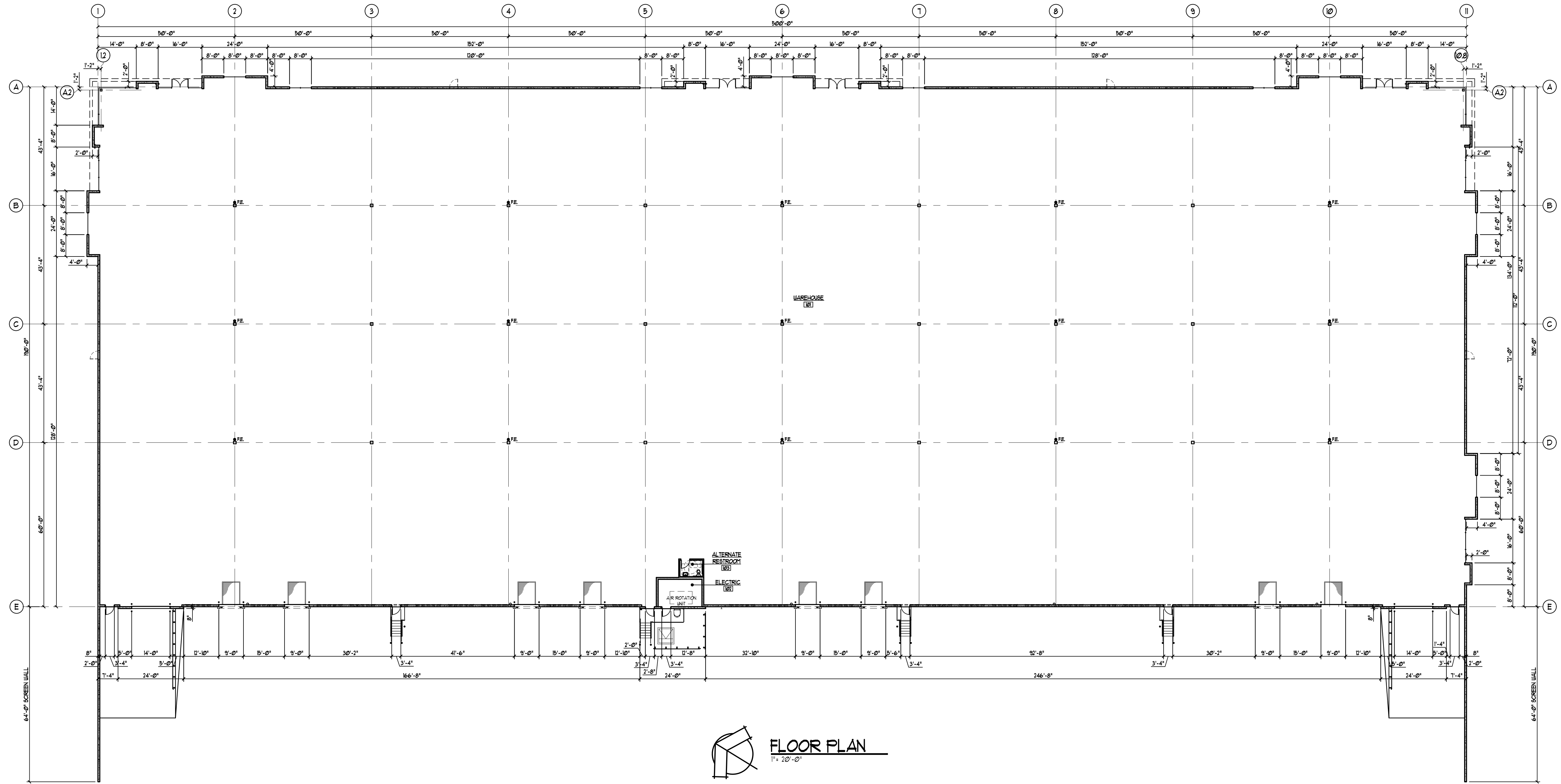
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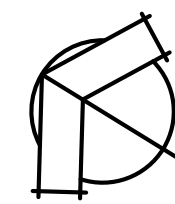
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 **FLOOR PLAN**
1" = 20' - 0"

DATE	ISSUE	AUTHORIZED USE
11/9/21	1	☒ SCHEMATIC DESIGN
..	2	☐ DESIGN DEVELOPMENT
..	3	☐ BIDDING
08/11/22	4	☒ BUILDING PERMIT
..	5	☐ CONSTRUCTION
..	6	☐ AS-BUILT

REV.	DATE	REVISIONS	DESCRIPTION
A	..	..	..
B	..	..	..
C	..	..	..
D	..	..	..
E	..	..	..

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