

# flexible spaces all the right places...



...Akron Business Centre I & II  
290 and 300 Opportunity Parkway, Akron, Ohio



...Firestone Business Centre I & II  
1450 and 1500 Firestone Parkway, Akron, 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.

Strategically located, our Akron properties offer modern office, warehouse and flex space with great freeway access. Akron Business Centre I & II are located directly at the freeway interchange of Rt. 59 and Opportunity Parkway just north of I-77. Firestone Business Centre I & II are located just south of the Firestone plant and I-77. Both properties are minutes away from Rt. 8, I-76, I-77, I-277 and I-80 (the Ohio Turnpike).



“I couldn’t be more pleased with working with everyone on the Fogg team. Moving an entire business is never easy, but Fogg made it easier with their professionalism, attention to detail and responsiveness from negotiating the lease, to the build out of the offices and shop, to supporting the move, then as needed property management since we’ve been in the facility. Fogg is a top-notch organization.” – PMI Industries



216.351.7976  
fogg.com

# STANDARD BUILDING SPECIFICATIONS

## Akron Business Centre I & II, Firestone Business Centre I & II



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

#### Akron Business Centre I and II

- 4.2 acre site at Opportunity Parkway (Wooster Avenue) & Pier Drive
- Located in Downtown Akron
- Adjacent to Innerbelt Expressway (Route 59) and just north of I-77 and I-76

#### Firestone Business Centre I and II

- 6.3 acre site located at the intersection of Firestone Parkway and Emerling Ave.
- One and a half miles south of I-76, one mile west of I-77 and one mile north of I-277

### PROPERTY DATA

- |                                 |             |
|---------------------------------|-------------|
| • Akron Business Centre I:      | 35,267 S.F. |
| • Akron Business Centre II:     | 37,900 S.F. |
| • Firestone Business Centre I:  | 47,500 S.F. |
| • Firestone Business Centre II: | 47,500 S.F. |

### EAVE HEIGHT

- 20'

### COLUMN SPACING

- |                                     |                             |
|-------------------------------------|-----------------------------|
| • Akron Business Centre I:          | 25' x 47'-6" & 25' x 52'-6" |
| • Akron Business Centre II:         | 25' x 45' & 25' x 50'       |
| • Firestone Business Centre I & II: | 25' x 50'                   |

### TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-ins with insulated metal industrial doors
- Personnel: 20-gauge flush hollow metal door

### ROOF

- 2" standing seam, 24 gauge aluminized steel, single-sloped with 4" vinyl faced insulation (U = .08; R = 13)

### EXTERIOR WALLS

#### Akron Business Centre I and II

- Brick and split face block system
- Dryvit finish concrete block and metal studs

#### Firestone Business Centre I and II

- Face brick and split face block system
- 3" interlocking metal panels with a pebble-grained, fluoropolymer finish
- Insulated glass curtain wall framed in tubular bronze aluminum

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

### SPRINKLER SYSTEM

- Wet/Ordinary hazard

### HVAC

- Warehouse: gas fired unit heaters (Heating: 60°F temperature difference at 0°F outside)
- Office: Gas fired furnace with electric air conditioner, (Heating: 68°F temperature difference at 0°F outside and Air Conditioning: 15°F temperature difference at 90°F outside)

### OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid
- Floor: covered with commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames and bronze finish
- Interior Doors: 1-3/8" flush birch doors
- Windows: insulated glass with aluminum tubular
- Plumbing: Water closet and surface mounted lavatory

### PARKING & DRIVES

- Automobile Parking: 6" concrete
- Automobile Parking: 4" concrete and asphalt (Firestone Only)
- Truck Drives/Ramps: 7" concrete

### UTILITIES

- Electric: Ohio Edison (Akron Business Centre - 208V/3-phase)
- Electric: Ohio Edison (Firestone Business Centre - 277/480V, 3 phase, 4 wire)
- Gas: Enbridge
- Telephone: AT&T
- Water: City of Akron
- Sanitary Sewer: City of Akron
- Storm Sewer: City of Akron



# ***FOR LEASE***

10,067 Sq. Ft. Warehouse – Office  
1450 Firestone Parkway, Akron, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	750 SF
<b>Warehouse Area:</b>	<u>9,317</u> SF
<b>Total Area:</b>	10,067 SF
<b>Unit Numbers:</b>	H
<b>Drive-in Doors:</b>	One (1) 10' x 12' overhead door
<b>Truck Docks:</b>	One (1) 8' x 8' overhead doors Two (2) 8' x 10' overhead doors
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 50'
<b>Electricity:</b>	120/208 Volt, 100 Amp, 3 phase, 4 wire service
<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>	\$2.37/SF/YR based on 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

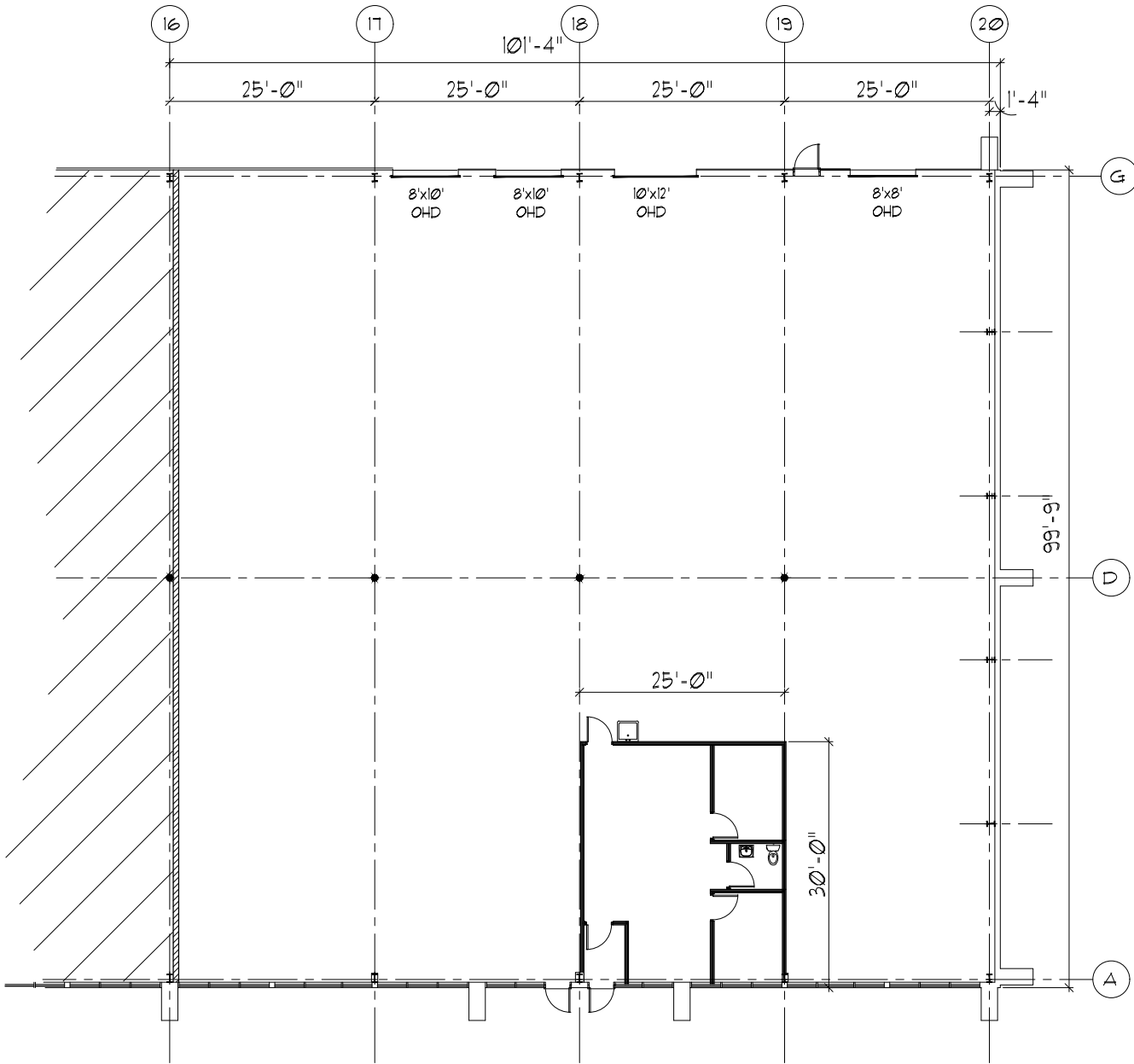


**flexible spaces**  
**all the right places.**

Tom Blaz, Vice President  
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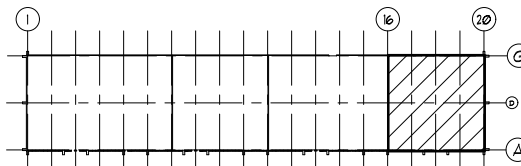
Mark Ray, Chief Operating Officer  
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**fogg.com**



**FLOOR PLAN**  
BAYS 16-20

150 SF OFFICE  
9,311 SF WAREHOUSE  
10,061 SF TOTAL



**LOCATION PLAN**  
BAYS 16-20

**FIRESTONE BUSINESS CENTRE I**  
1450 FIRESTONE PARKWAY, UNIT D  
AKRON, OHIO

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

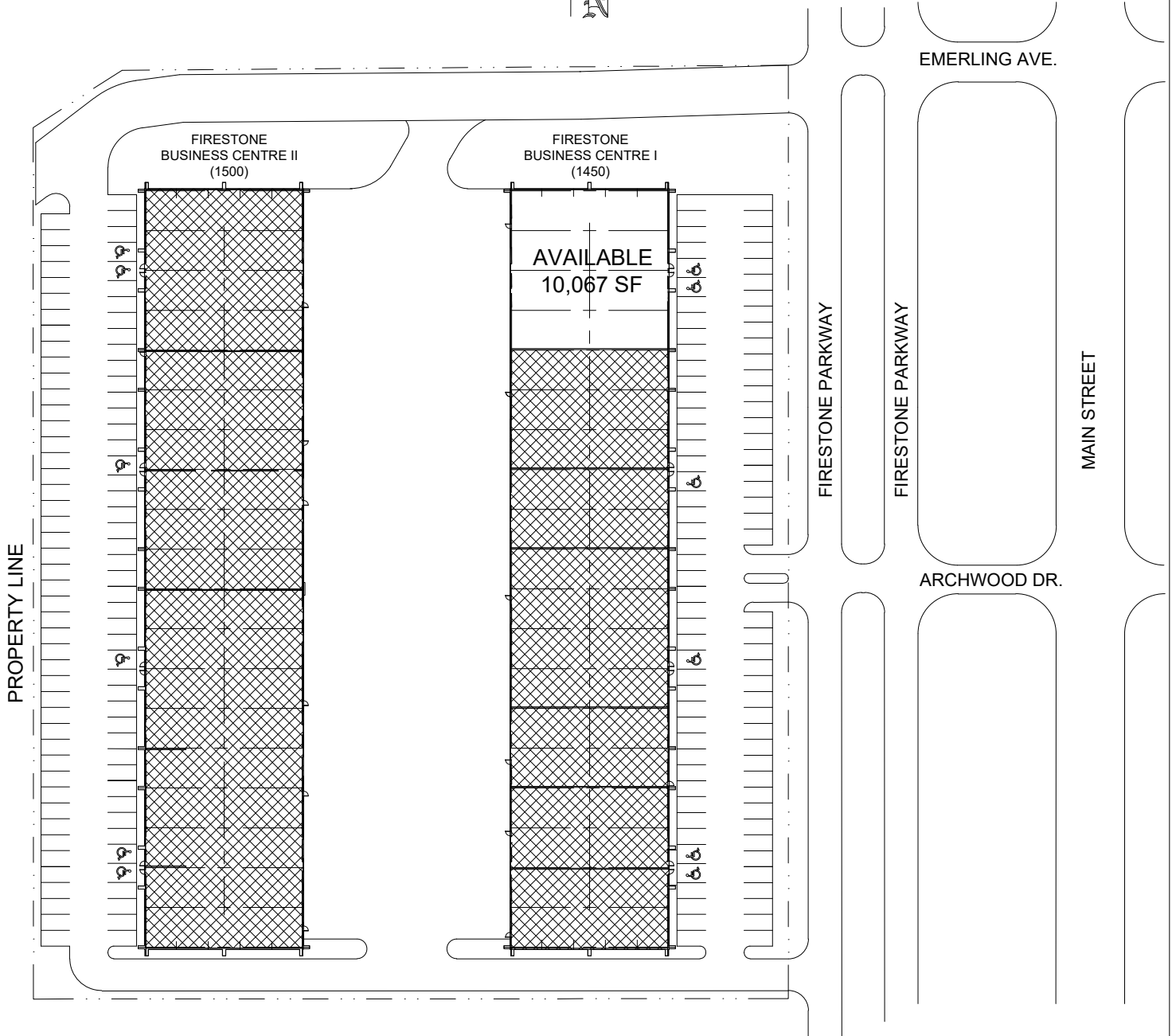
(216) 351-7976  
1-877-729-3644



RAY FOGG BUILDING SERVICES, INC.  
200 SANDY CREEK DRIVE, SUITE 200, CLEVELAND, OHIO 44130  
78000 0000 000-0000

REVISED BY	DATE	DESCRIPTION	SCALE
			A-1

**FIRESTONE BUSINESS CENTER 1 & 2**  
1450 & 1500 FIRESTONE PARKWAY  
AKRON, OHIO 44301



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		10-15-24	FIRE12