

Seasons Business Center 7 New Construction!



...4862 Gray Lane
Stow, Ohio

119,608 SF of High Bay Space

- 32' - 36' Clear Height
- ESFR Sprinklers
- Tax Abatement Available
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to State Route 8, I-80 & I-271
- Within Minutes of Downtown Akron, I-77, I-80, I-76, Akron-Canton (CAK) & Cleveland (CLE) Airports



flexible spaces
all the right places.

"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

STANDARD BUILDING SPECIFICATIONS

4862 Gray Lane, Seasons Business Center 7

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

- Extremely well located directly at the State Route 8 Seasons Rd. interchange
- State Route 8 freeway visibility
- Access via Seasons Rd.
- Easy Access to I-77, Ohio Turnpike (I-80), I-271, I-480 and I-76
- Within minutes of the Akron-Canton Airport (CAK) and Cleveland Airports (CLE)

PROPERTY DATA

- Total Project 119,608 SF

EAVE HEIGHT

- 38' low side eave, 40' high side eave

CLEAR HEIGHT

- 32' - 36'

COLUMN SPACING

- 53' x 54'
- 60' x 54' Speed Bay

TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors

ROOF

- Single sloped, white TPO membrane over R-30 insulation and steel decking

FLOOR

- 8" 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 high bay LED fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- Office: All electric heating and air conditioning. (Heating: 68°F temperature difference at 0°F outside, winter; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: Indirect fired, 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" (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: energy efficient recessed indirect LED fixtures

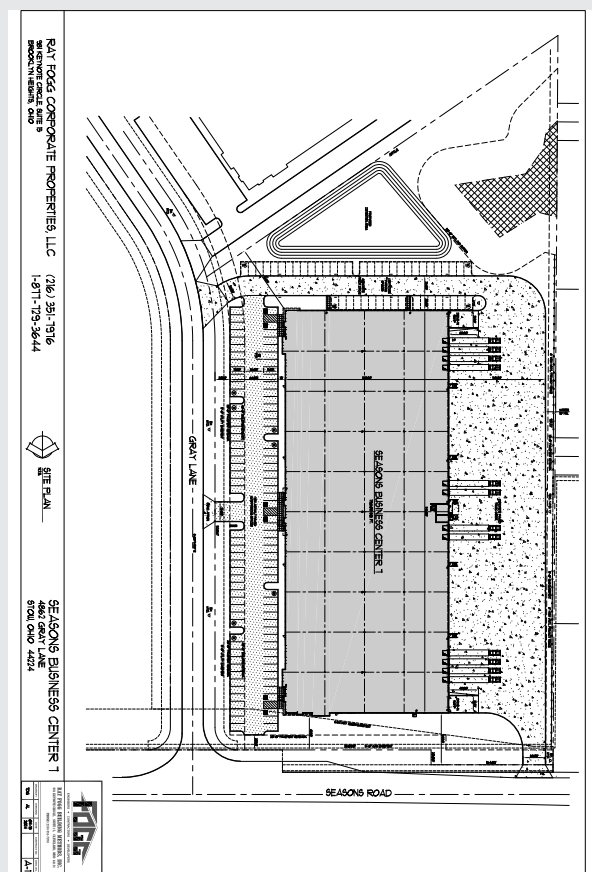
PARKING & DRIVES

- Automobile Parking: Asphalt
- Truck Drives/Aprons: 8" concrete truck dock and drive-in aprons.

UTILITIES

- Electric: First Energy
- Gas: Enbridge
- Water: City of Stow
- Sanitary and Storm Sewer: Summit County
- Telephone / Data / Fiber: AT&T and Spectrum (Available at the Street)

The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.



FOR LEASE

36,105 Sq. Ft. Warehouse – Office
4862 Gray Lane, Stow, Ohio

Individual Space Specifications

Office Area:	To Suit
Warehouse Area:	<u>36,105 SF</u>
Total Area:	36,105 SF
Drive-in doors:	One (1) 14' x 14' overhead doors
Truck Docks:	Four (4) 9' x 10' overhead doors
Clear Height:	32' - 36'
Column Spacing:	53' x 54'; 60' x 54' Speed Bay
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	Energy efficient LED fixtures
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.43/SF/YR based upon 2026 budget and a 3% office buildout.

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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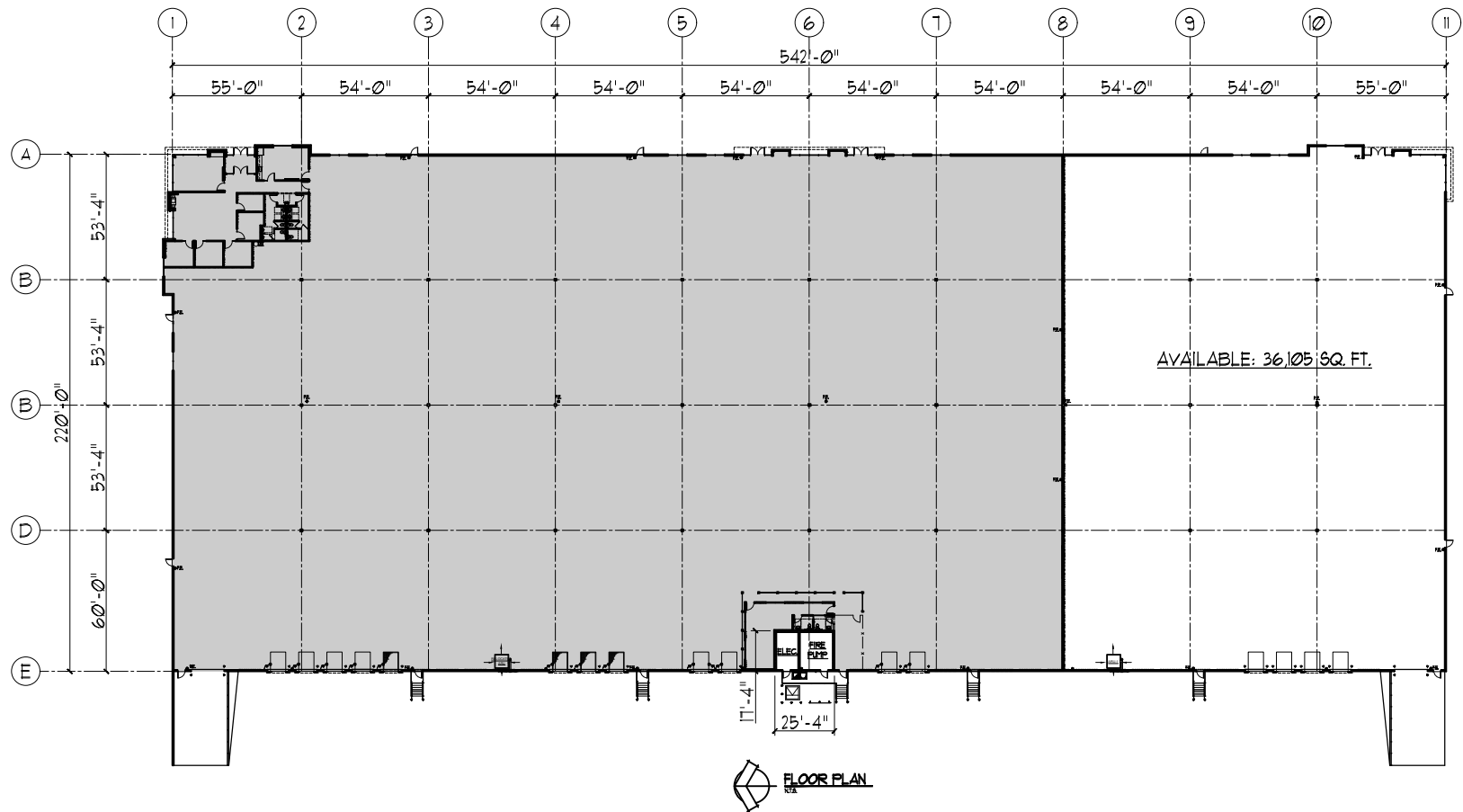
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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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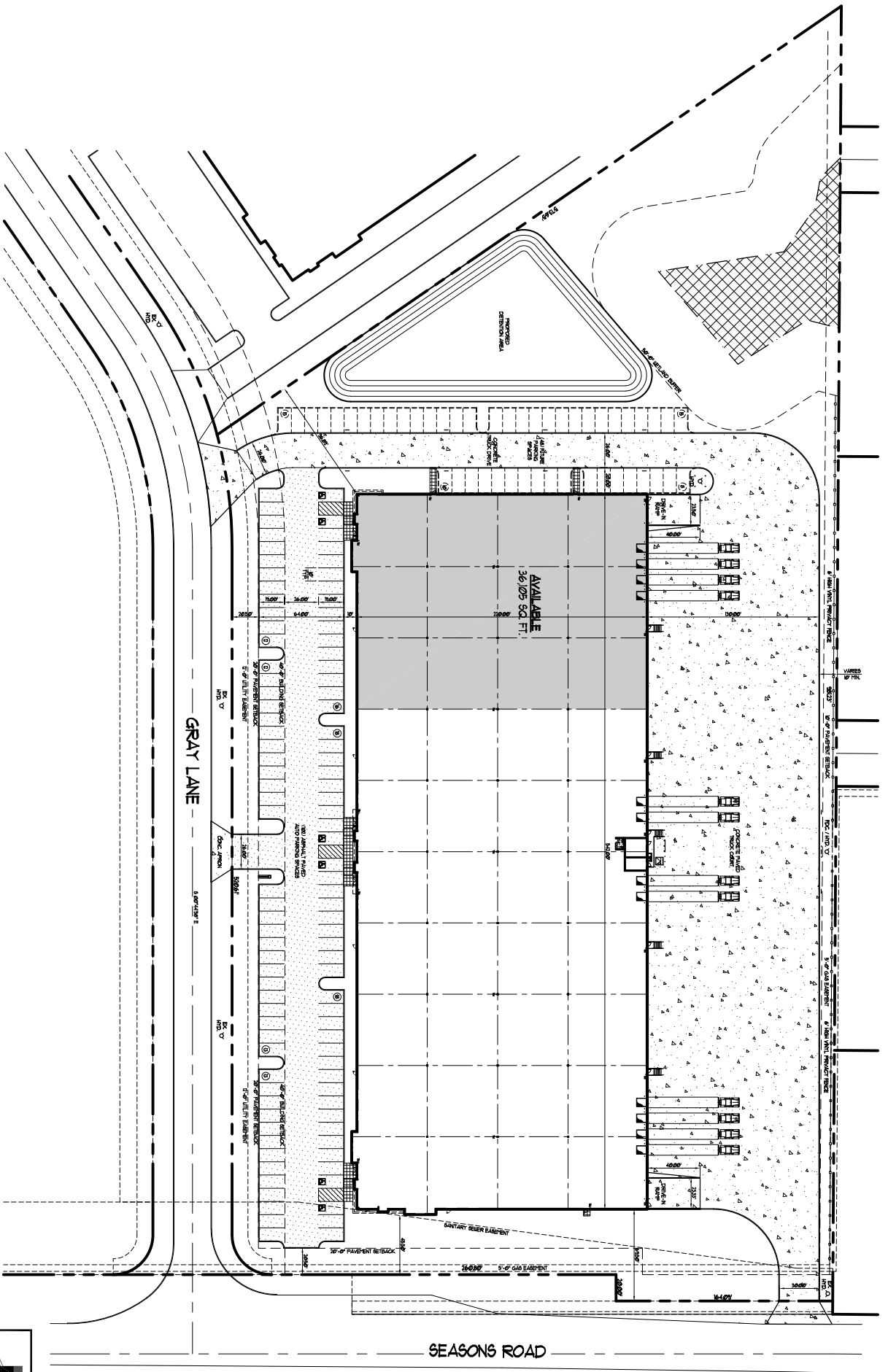


SEASONS BUSINESS CENTER 1
4862 GRAY LANE
STOW, OHIO 44224

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

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1-811-729-3644

RAY FOGG BUILDING SYSTEMS, INC. 800 350-7777 10000 1000 1000			
DATE OF	BY	DATE	DATE
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SEASONS BUSINESS CENTER 7
 4862 GRAY LANE
 STOW, OHIO 44224



ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING SYSTEMS, INC.
 881 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44115
 PHONE (216) 581-2595

DESIGNED BY	DATE	CONTRACT NO.	SPIN NO.
TD5	AL	05-03	1005
			A-1