

# 600 Seasons Business Center New Construction!



**600 Seasons Road**  
Stow, Ohio

## 250,211 SF of High Bay Space

- 32' 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

## 600 Seasons Business Center

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 250,211 SF

### EAVE HEIGHT

- 38' low side eave

### CLEAR HEIGHT

- 32'

### COLUMN SPACING

- 54' x 49'
- 54' x 60' 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-28 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

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



# ***FOR LEASE***

250,211 Sq. Ft. Warehouse – Office  
600 Seasons Road, Stow, Ohio

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## **Individual Space Specifications 600 Seasons Business Center**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	250,211 SF
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	54' x 49'; 54' x 60' Speed Bay
<b>Electricity:</b>	480/277 Volt, 800 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	LED Fixtures
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	1.41/SF/YR based upon 2025 budget costs from Seasons Business Center 6 and a 3% office built out.

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.

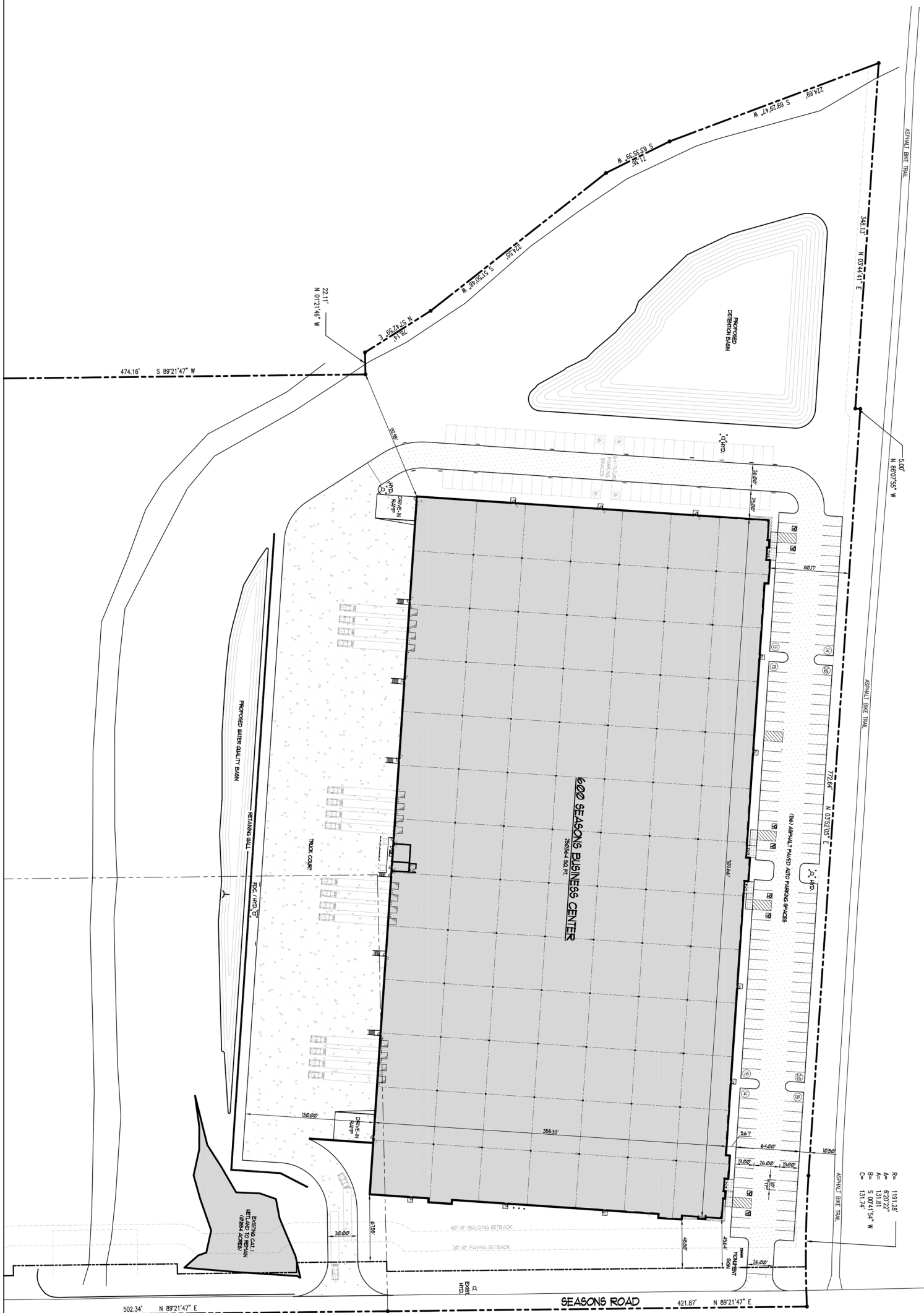


**flexible spaces**  
**all the right places.**

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markray@fogg.com

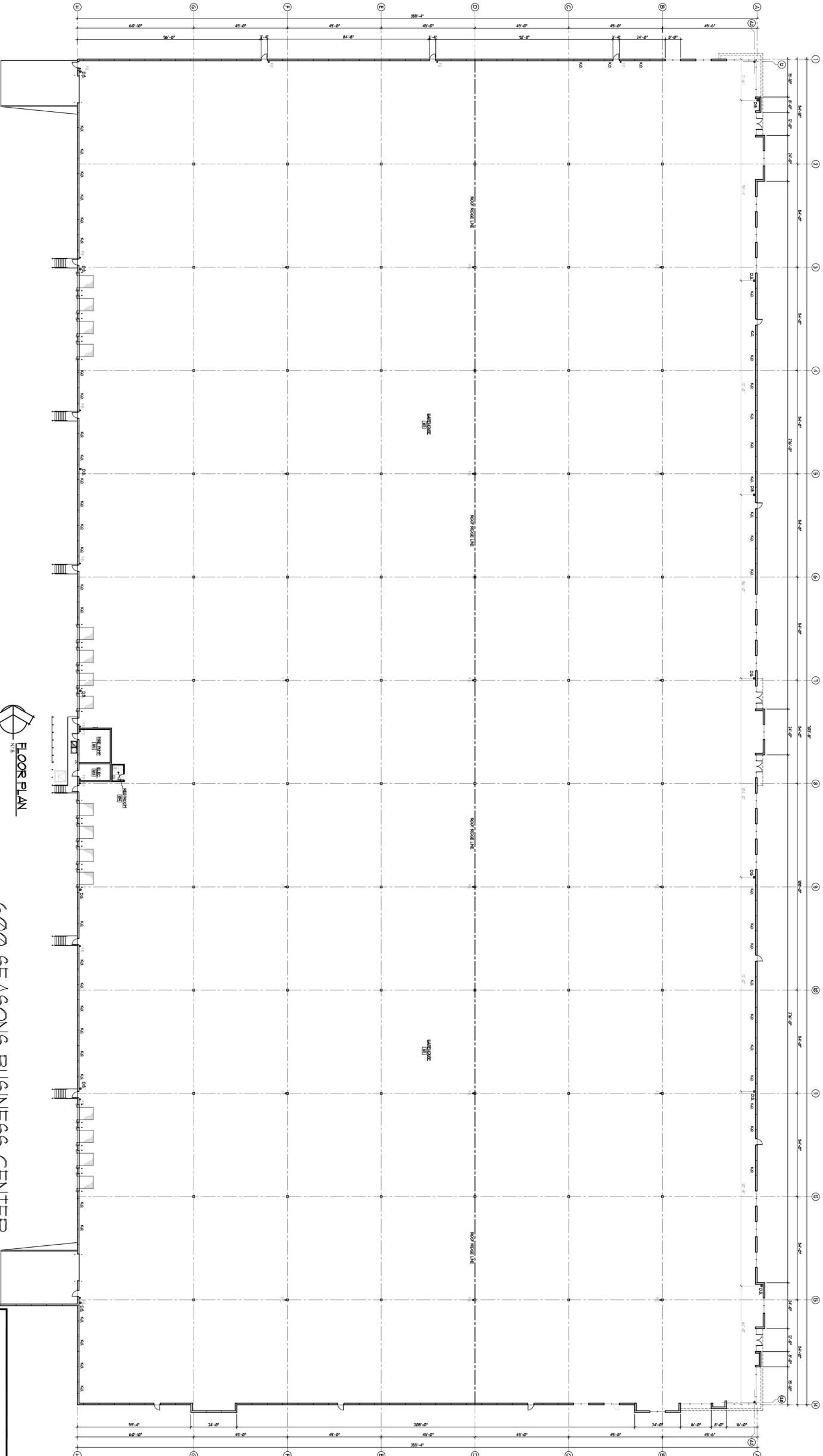
**fogg.com**



B= 1181.82'  
 A= 620.622'  
 A= 131.81'  
 B= 5 00'41.54\"/>

**RAY FOGG BUILDING METHODS, INC.**  
 ENGINEERS • CONTRACTORS • DEVELOPERS  
 981 KENNOTE CIRCLE SUITE 1B CLEVELAND, OHIO 44131  
 PHONE (216) 351-7976

DRAWING BY	CHECKED	DATE	CONTRACT NO.	WORK NO.
TDG	AL	04-25-2025		A-1



FLOOR PLAN

BUILDING AREA - 250,564 SQ. FT.

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD  
STOW, OHIO 44224

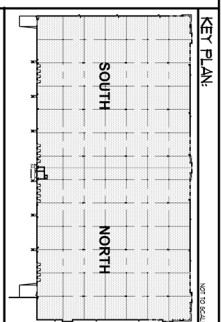
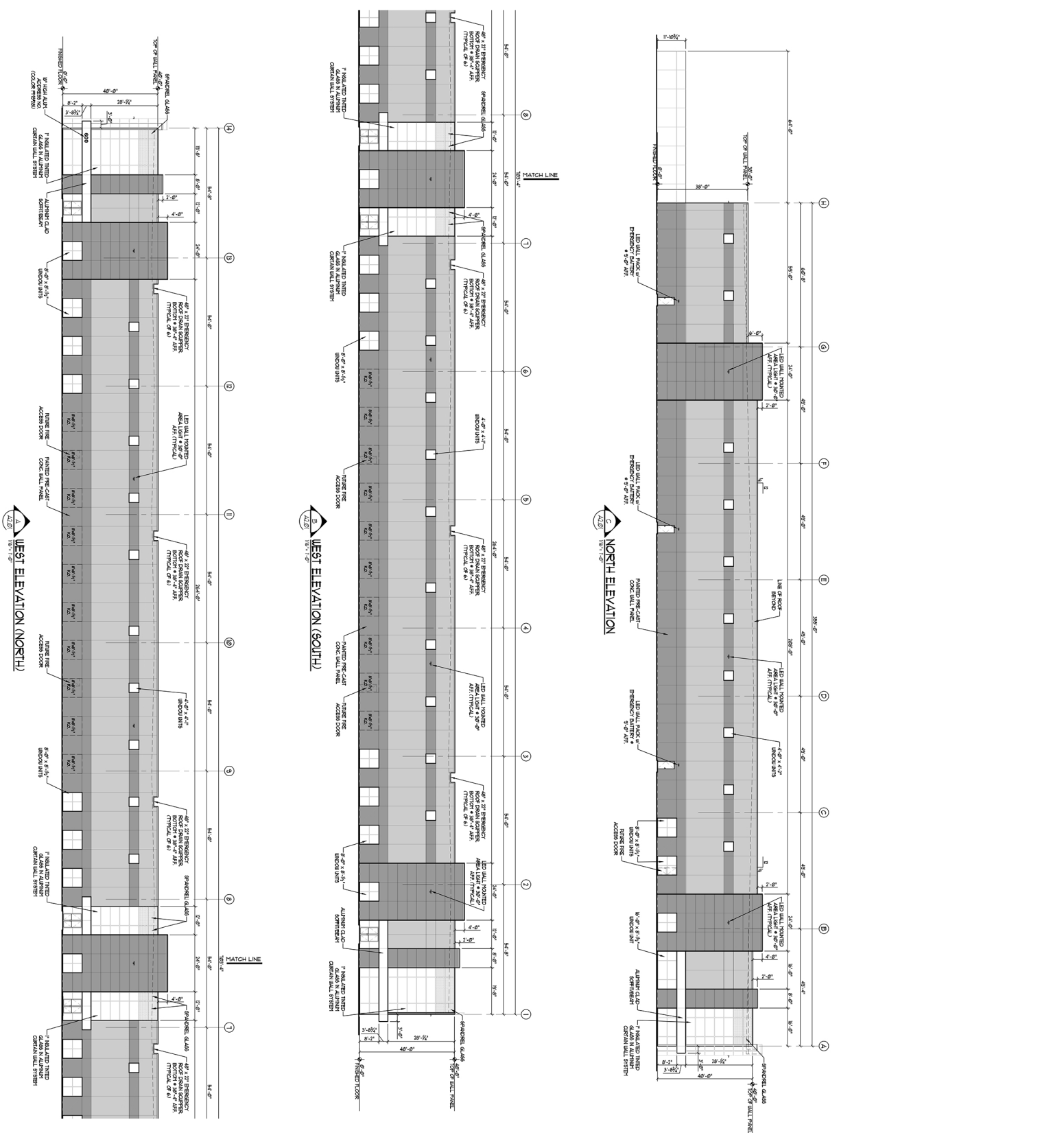


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RAY FOGG CORPORATE PROPERTIES, LLC  
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 1-877-729-3644

DATE	BY	REVISION
02/23/13	AL	TD5

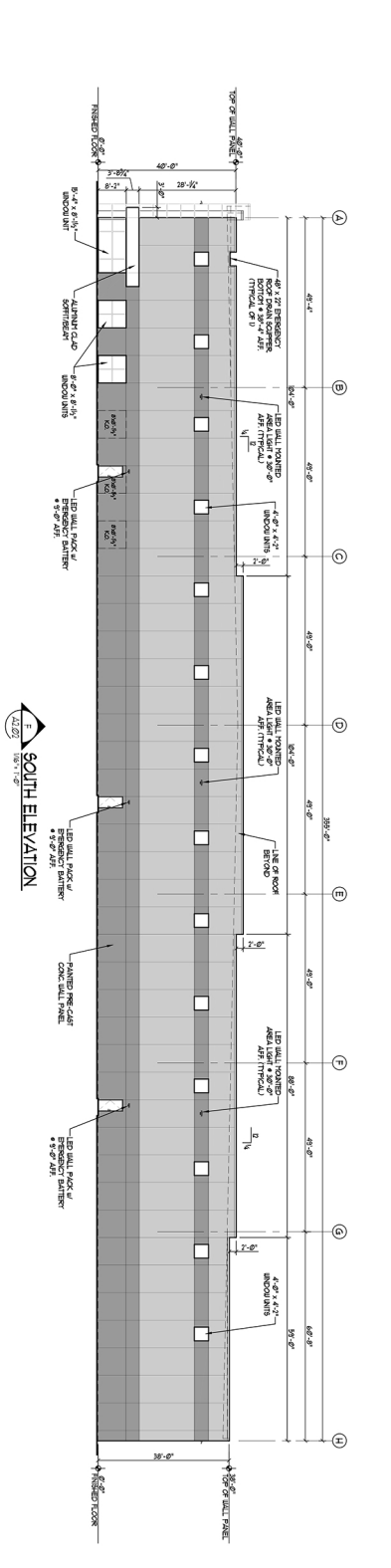
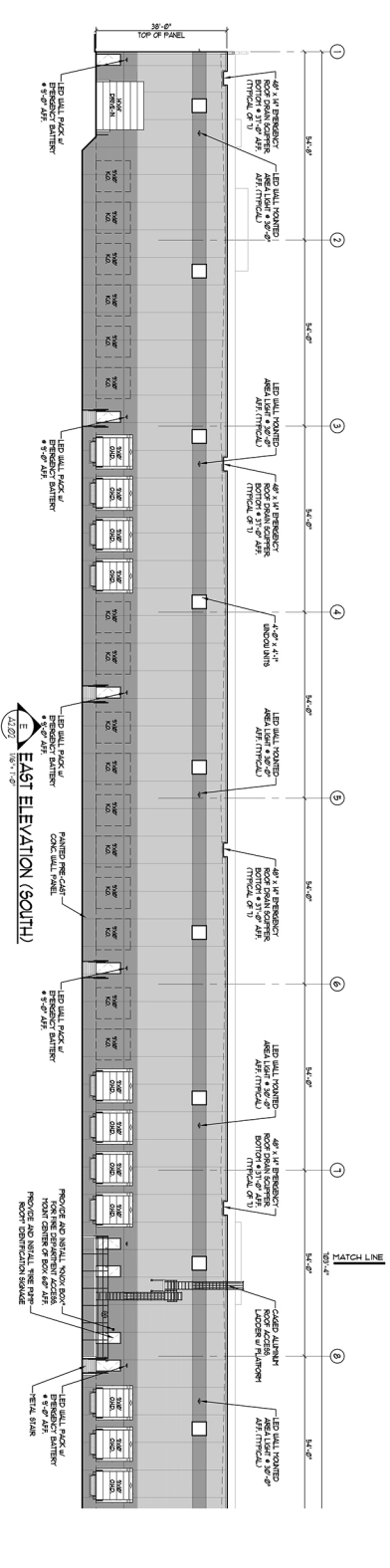
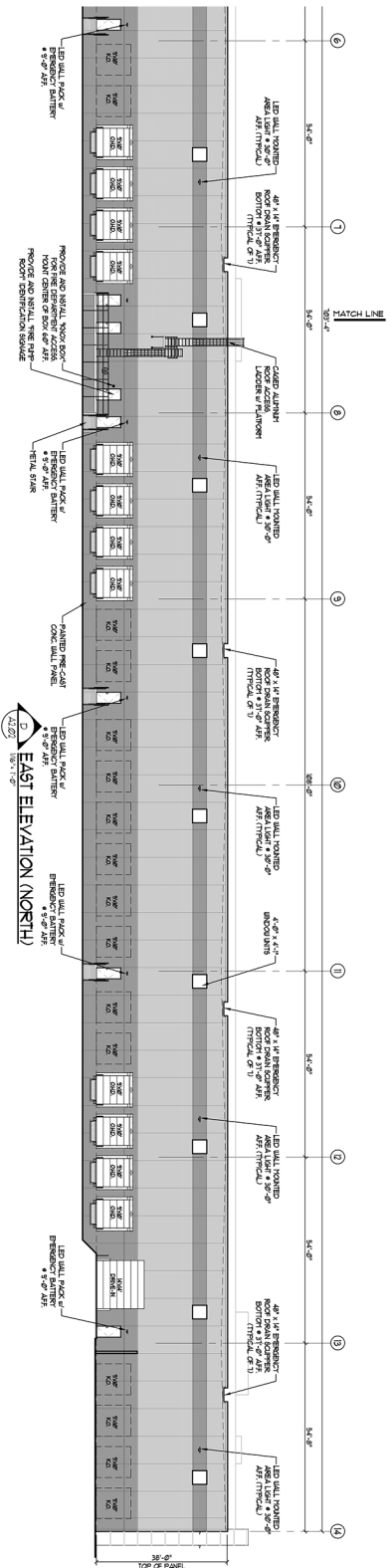


**COLOR LEGEND:**

- A. POLYURETHANE ACETATE LAMINATE COATING
- B. POLYURETHANE ACETATE LAMINATE COATING
- C. INSULATED METAL PANELS CLEAN FINISH
- D. GLASS INSULATION
- E. LIGHT POLYURETHANE SILVER METALIC
- F. CONCRETE CLEAR FINISH
- G. VINYL CLAD ALUMINUM

NOTE: FINISH TO BE DETERMINED BY THE OWNER AND COORDINATED TO THE ARCHITECT'S COLOR BOARD AND SAMPLES.

<p>SHEET TITLE <b>ELEVATIONS</b></p> <p>PROJECT TITLE <b>600 SEASONS BUSINESS CENTER</b></p> <p>600 SEASONS ROAD STOW, OHIO 44224</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																<p>ISSUE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																<p>APPROVED USE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																<p>DRWN BY: TDG</p> <p>CHKD BY: N.M.</p> <p>PROJECT NO: ATAS</p>	<p>DATE: 1/19/24</p> <p>02/03/24</p>	<p>DESIGN DEVELOPMENT</p> <p>SCHEMATIC DESIGN</p> <p>BIDDING</p> <p>BUILDING PERMIT</p> <p>CONSTRUCTION</p> <p>AS-BUILT</p>	<p>RAY FOGG BUILDING METHODS, LLC</p> <p>ENGINEERS • CONTRACTORS • DEVELOPERS</p> <p>601 KENTWICK CIRCLE, SUITE 100, CLEVELAND, OHIO 44115</p> <p>PHONE (216) 281-7976</p>
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**KEY PLAN**

**COLOR LEGEND:**

- A. HATCH PATTERNING APPLICABLE TO THE EXTERIOR WALLING
- B. HATCH PATTERNING APPLICABLE TO THE EXTERIOR WALLING
- C. HATCH PATTERNING APPLICABLE TO THE EXTERIOR WALLING
- D. GLAZING
- E. LIGHT FIXTURES
- F. CORNER LIGHT FIXTURES
- G. VERTICAL LIGHT FIXTURES
- H. HATCH PATTERNING APPLICABLE TO THE EXTERIOR WALLING

**ELEVATIONS**

**600 SEASONS BUSINESS CENTER**

600 SEASONS ROAD  
STOW, OHIO 44224

NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	11/19/24	ISSUE FOR PERMIT	TDG		
2	11/19/24	ISSUE FOR PERMIT	NLM		
3	02/05/24	ISSUE FOR PERMIT	ATAS		

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