

# 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.



"The entire Foggy 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 Foggy since we moved into our new facility" - Guardian Technologies

**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

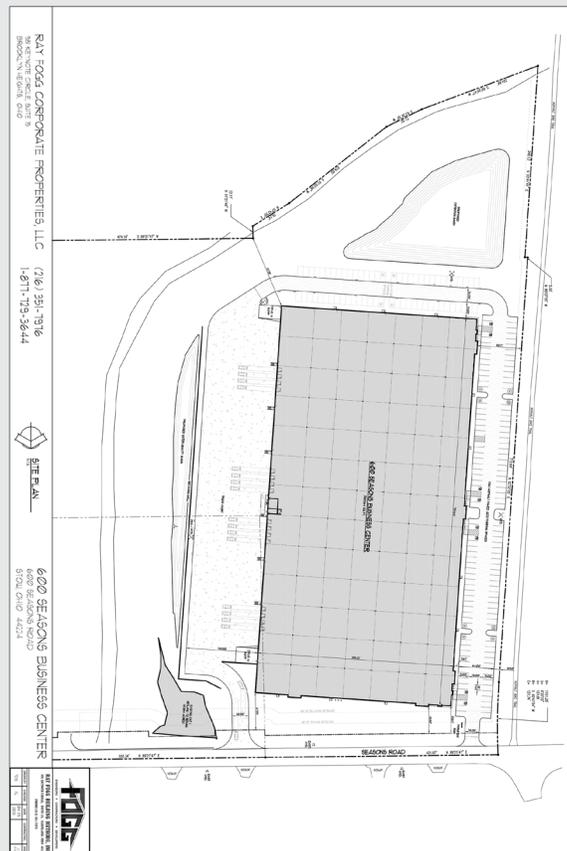
### PARKING & DRIVES

- 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.



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**all the right places.**

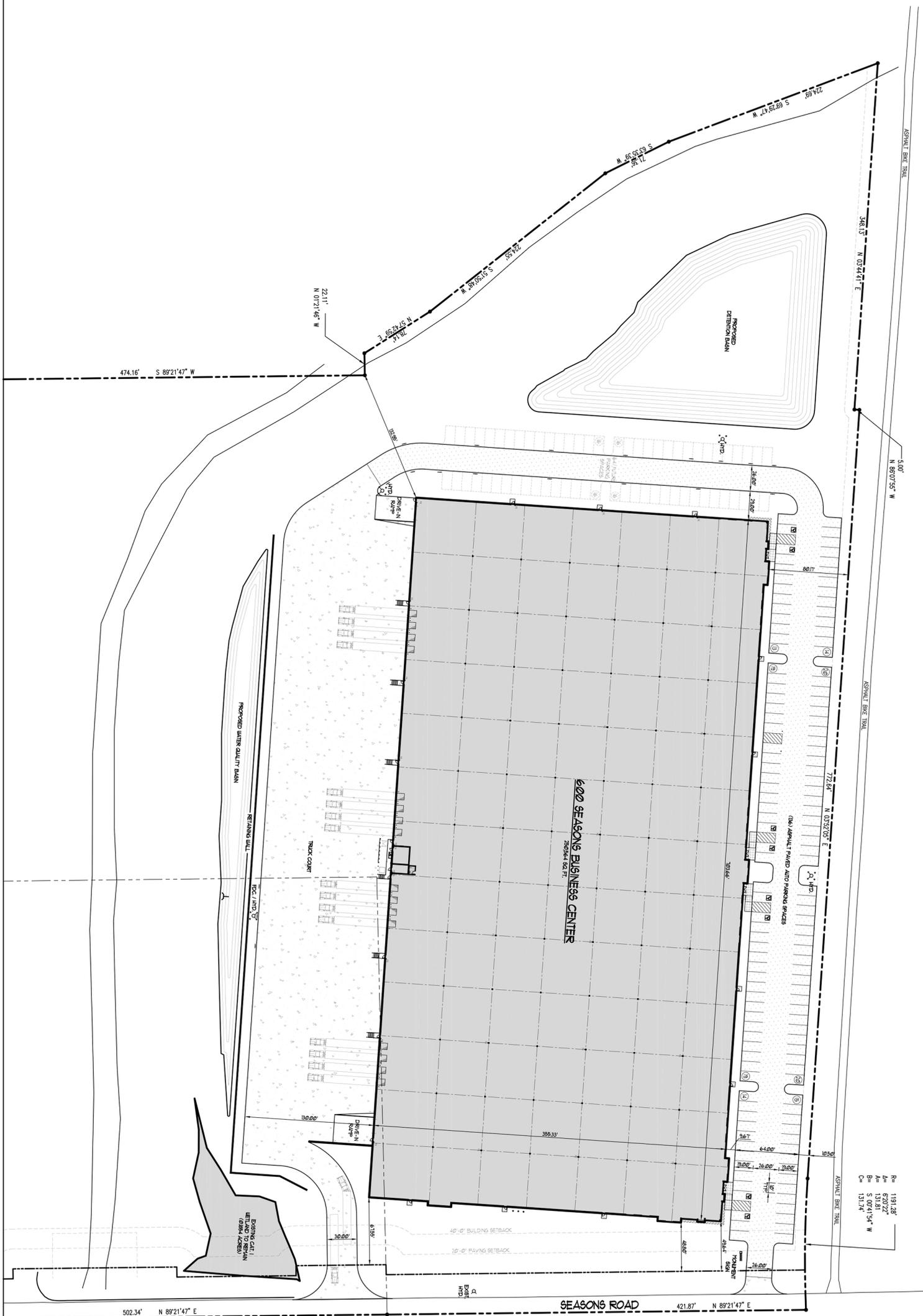
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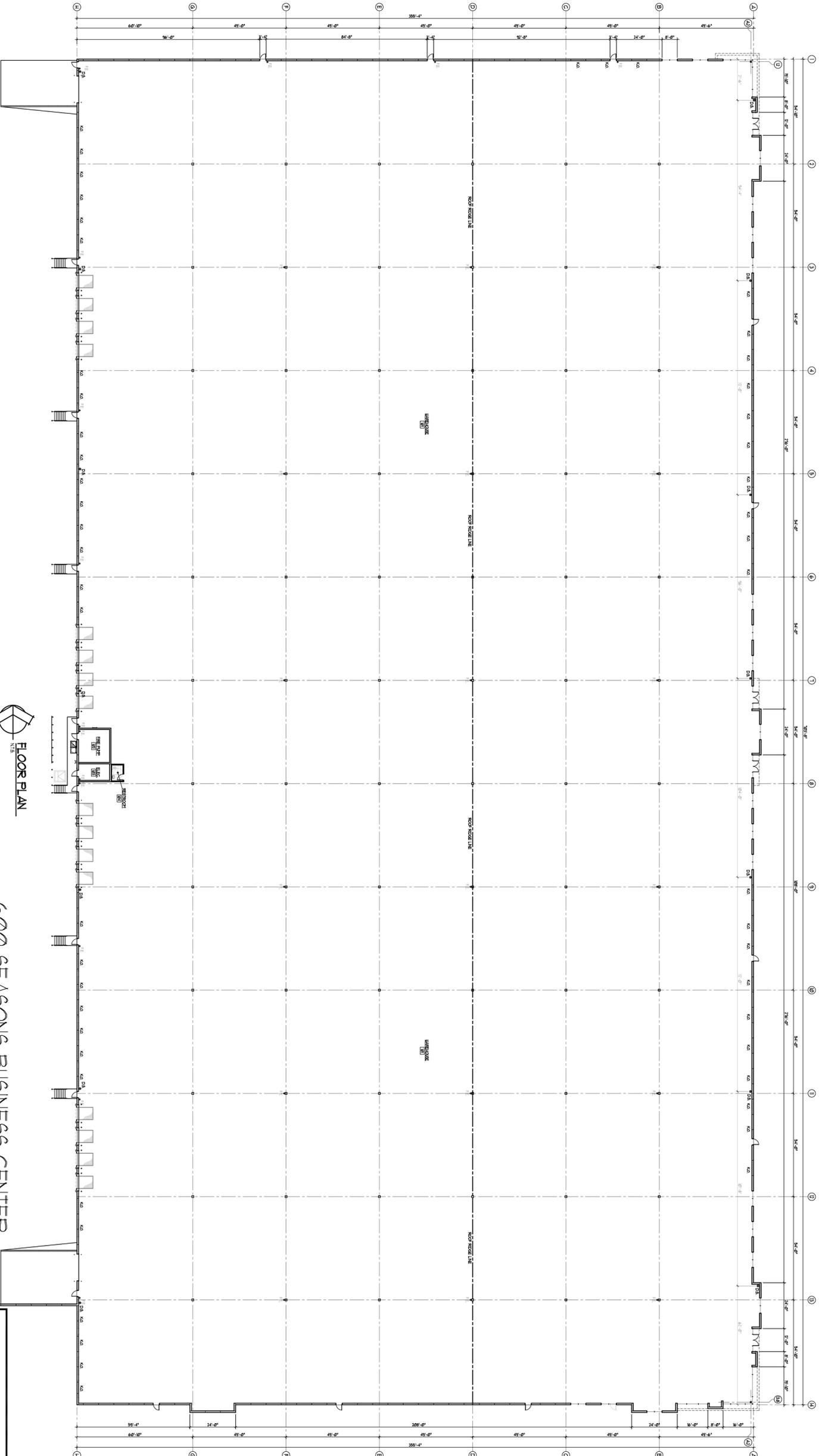
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B= 1181.82'  
 A= 620.622'  
 A= 131.81'  
 B= 5 00'41\"/>

**RAY FOGG BUILDING METHODS, INC.**  
 ENGINEERS • CONTRACTORS • DEVELOPERS  
 981 KENNOTE CIRCLE, SUITE 1B, CLEVELAND, OHIO 44131  
 PHONE (216) 351-1916

DRAWING NO.	DATE	CONTRACT NO.	WORK NO.
TD5	04-25-2025		A-1



BUILDING AREA - 250,564 SQ. FT.

**600 SEASONS BUSINESS CENTER**  
 600 SEASONS ROAD  
 STOW, OHIO 44224

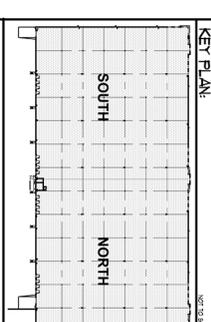
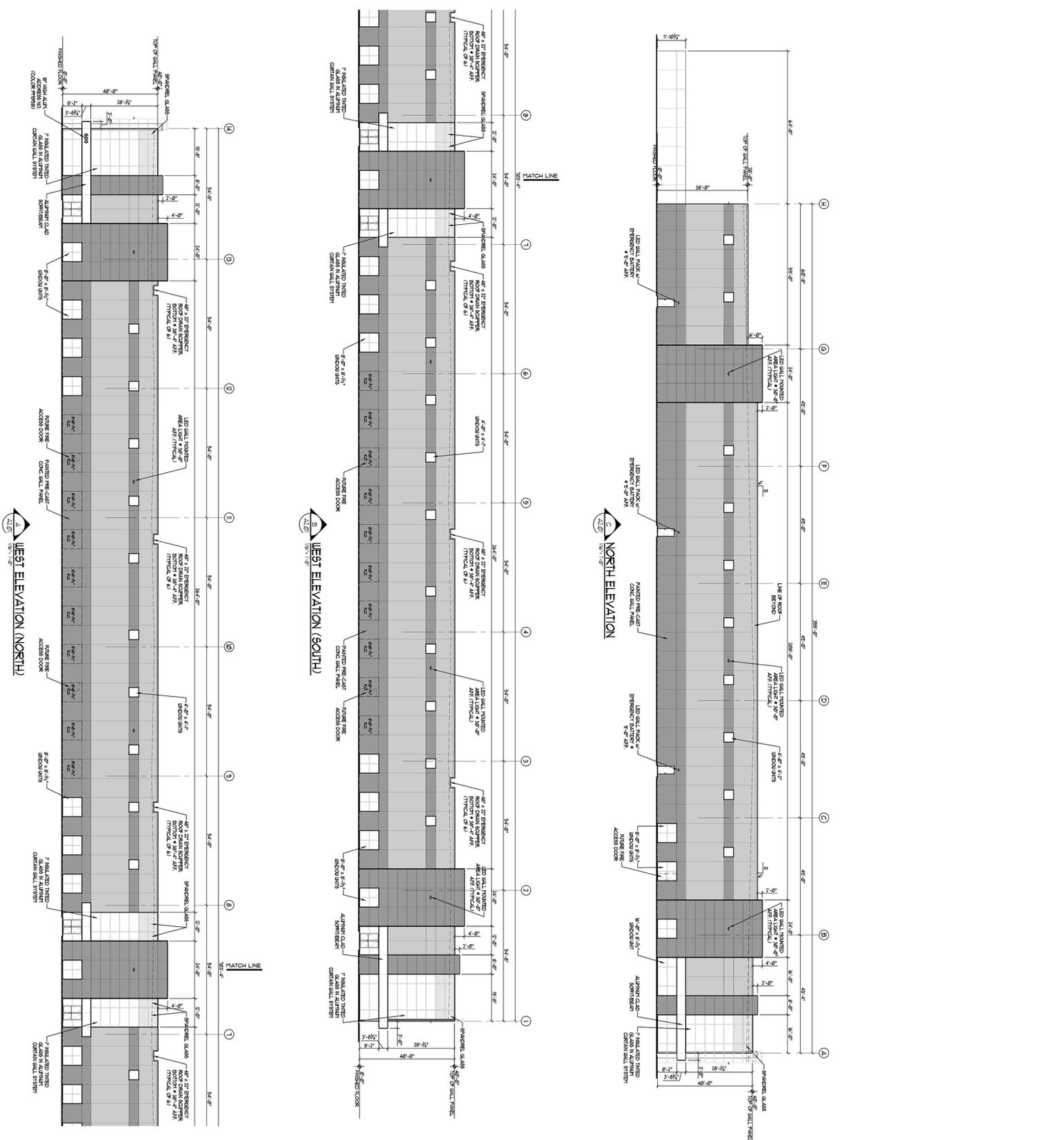
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DRAWN BY	CHECKED	DATE	CONTRACT NO.	WORK NO.
TDG	AL	02/23/13		A-1



**COLOR LEGEND:**

- A. POLYURETHANE ACETATE LAMINATE COATING
- B. POLYURETHANE ACETATE LAMINATE COATING
- C. INSULATED METAL PANELS
- D. ALUMINUM SOUVENIR
- E. LIGHT POLYURETHANE ACETATE LAMINATE COATING
- F. CONCRETE
- G. VITROL CLADDING ALUMINUM

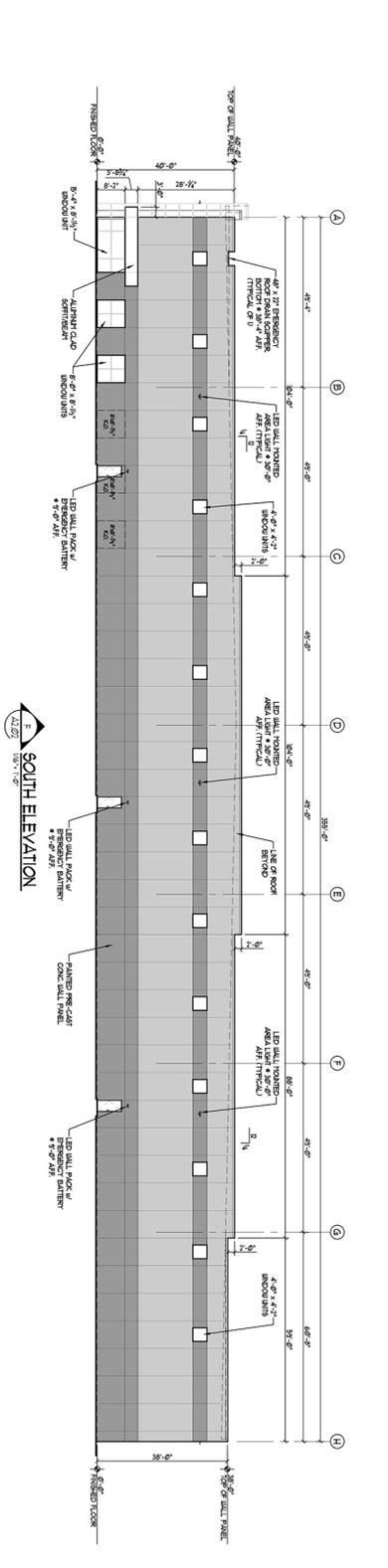
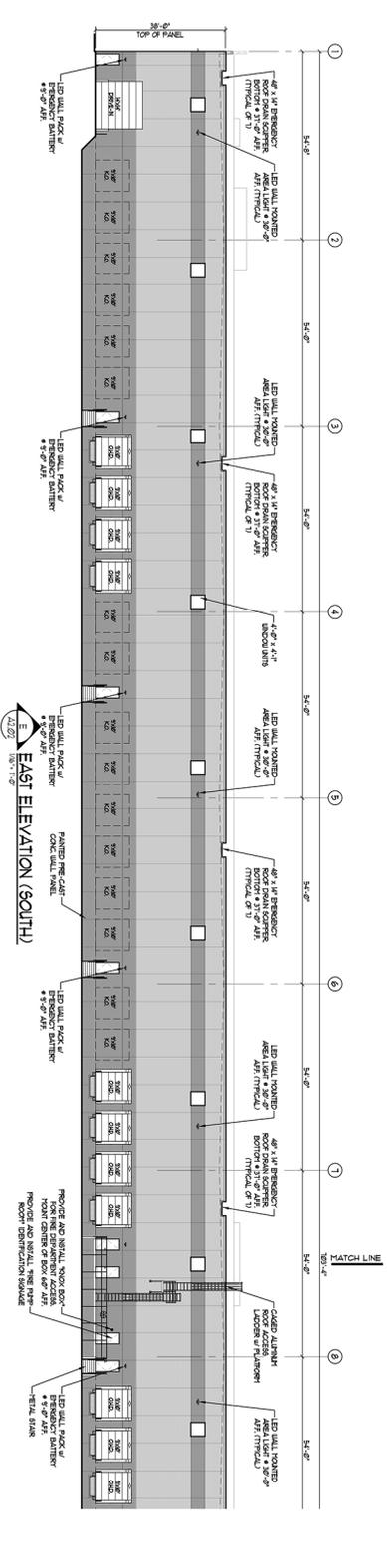
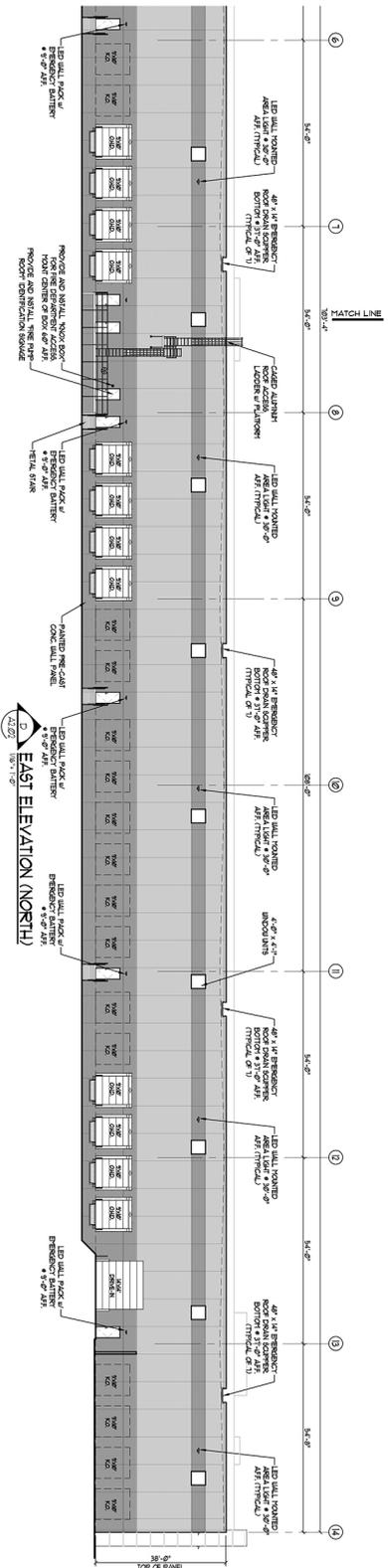
NOTE: FINISH TO BE DETERMINED BY THE ARCHITECT AND COORDINATED WITH THE GENERAL CONTRACTOR.

**600 SEASONS BUSINESS CENTER**  
 600 SEASONS ROAD  
 STOW, OHIO 44224

DATE	DESCRIPTION	REVISION
..	..	..
..	..	..
..	..	..
..	..	..
..	..	..

DATE	ISSUE	APPROVED USE
1/19/24	SCHEMATIC DESIGN	
..	DESIGN DEVELOPMENT	
..	BIDDING	
02/03/24	BUILDING PERMIT	
..	CONSTRUCTION	
..	AS-BUILT	

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 601 KENTWICK CIRCLE, SUITE 100, CLEVELAND, OHIO 44115  
 PHONE (216) 261-7976



**KEY PLAN**

**COLOR LEGEND:**

- A. FOGG TERRAZZO ADJUST LAYER TYPING COATING w/
- B. FOGG TERRAZZO ADJUST LAYER TYPING COATING w/
- C. ENDOUR FINISHING CLEAN ANCHORS
- D. GLAZING SOLID ANCHOR
- E. LIGHT FINISHES SILVER METALLIC
- F. CONCRETE CLEAR ANCHORS
- G. VITROL CL ANCHOR SILVER METALLIC

NOTE: FINISH TO BE DETERMINED BY THE ARCHITECT AND COORDINATED WITH THE ARCHITECT'S DESIGN AND LOCATION TO THE ARCHITECT'S DESIGN AND LOCATION TO THE ARCHITECT'S DESIGN.

**600 SEASONS BUSINESS CENTER**

600 SEASONS ROAD  
STOW, OHIO 44224

**ELEVATIONS**

DATE	DESCRIPTION	REV.	ISSUE	APPROVED USE
1/18/24	DESIGN DEVELOPMENT	1	DESIGN DEVELOPMENT	
02/03/24	BIDDING	2	BIDDING	
	CONSTRUCTION	3	CONSTRUCTION	
	AS-BUILT	4	AS-BUILT	

DRAWN BY: TDG  
 CHECKED BY: NLM  
 PROJECT NO: 020324  
 ATAS

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