

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 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

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

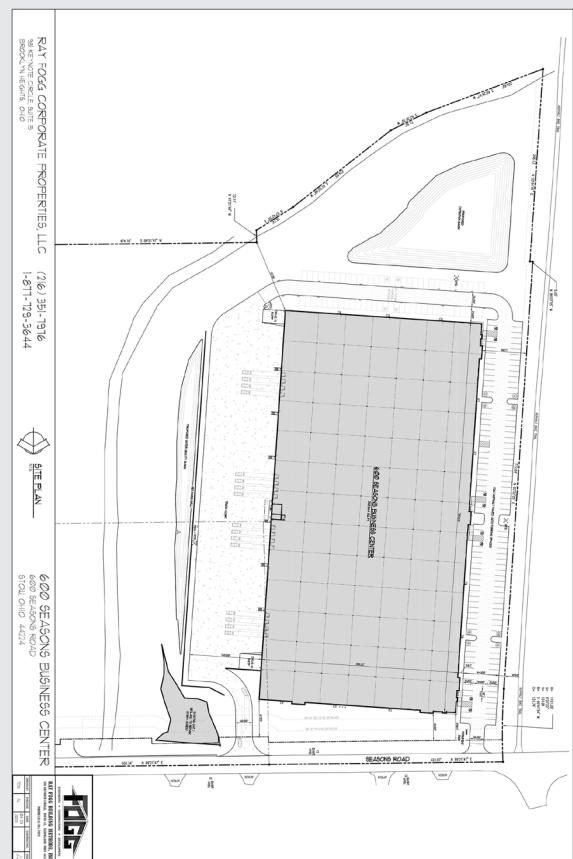
PARKING & DRIVES

- 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

Individual Space Specifications 600 Seasons Business Center

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	250,211 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear Height:	32'
Column Spacing:	54' x 49'; 54' x 60' Speed Bay
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	LED Fixtures
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	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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RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131

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RAY FOGG CORPORATE PROPERTIES, LLC
981 KENNOTE CIRCLE, SUITE 1B
BROOKLYN HEIGHTS, OHIO

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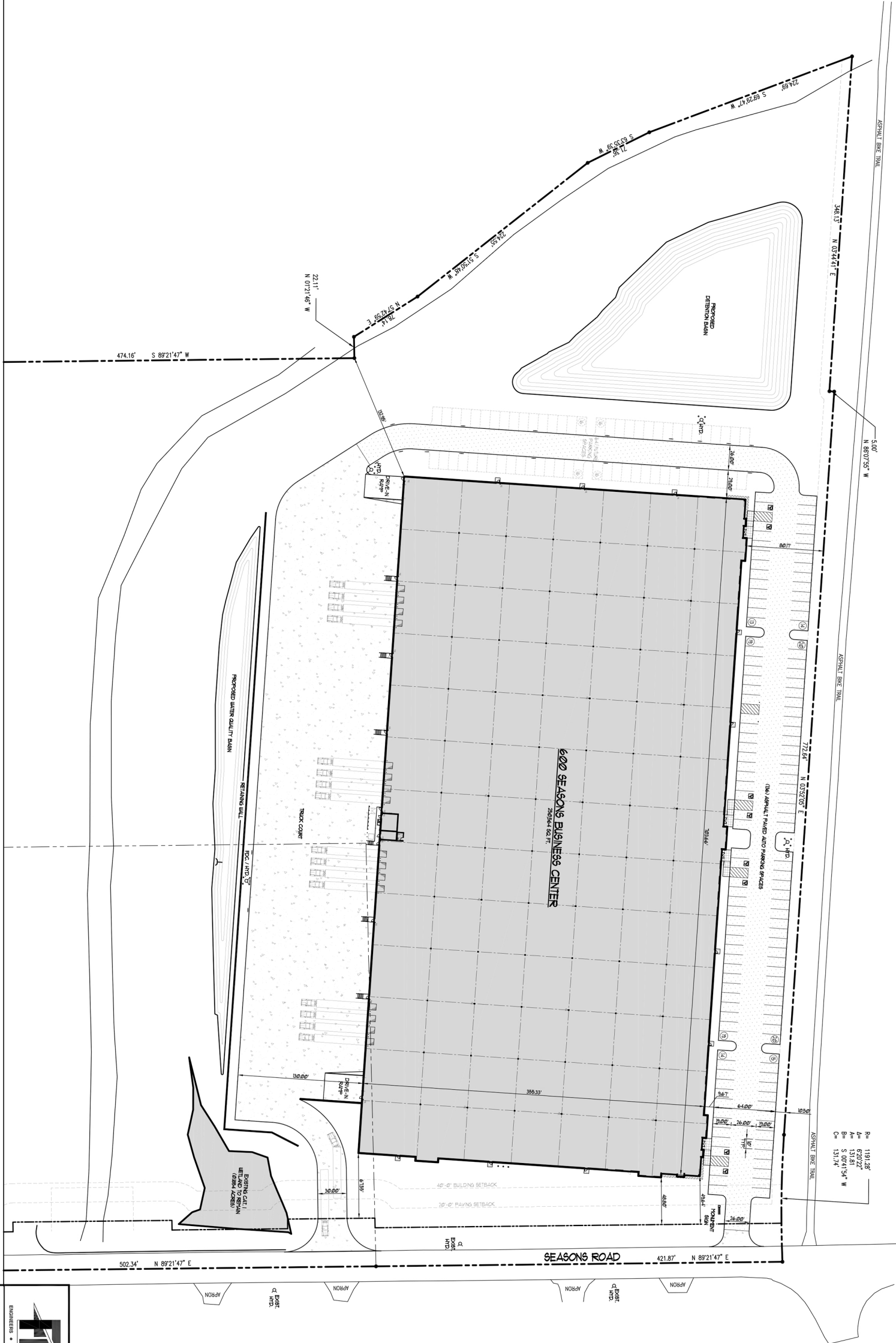


600 SEASONS BUSINESS CENTER
600 SEASONS ROAD
STOW, OHIO 44224

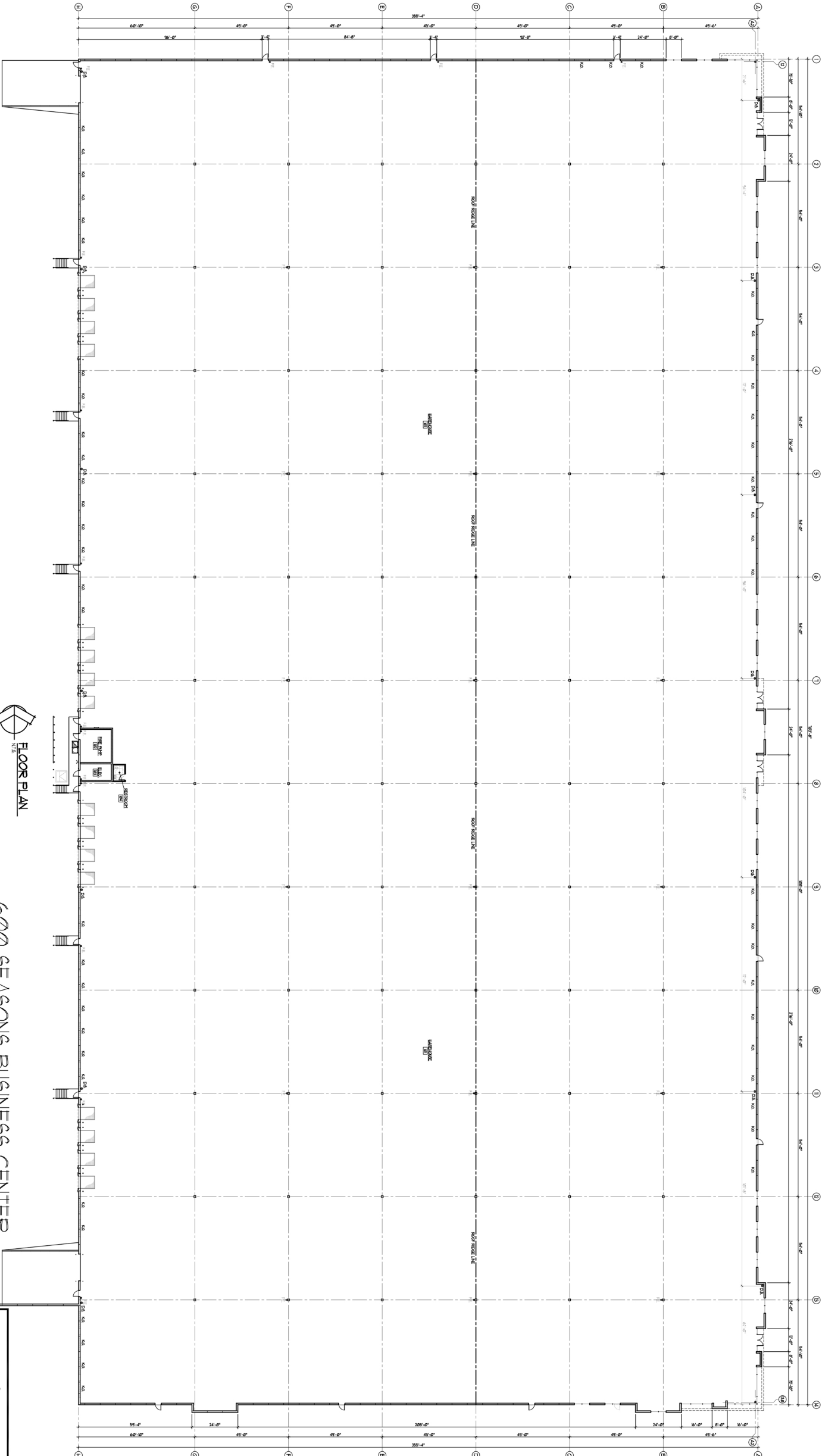
ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
981 KENNOTE CIRCLE, SUITE 1B, CLEVELAND, OHIO 44111
PHONE (216) 351-7976

DESIGNED BY	DATE	CONTRACT NO.	DRAW NO.
TDG	04-25-2025		A-1



B= 1191.96'
A= 670.227'
B= 131.81'
C= 131.74'
B= 5 00'41.54\" W
C= 131.74'



FLOOR PLAN

BUILDING AREA - 250,564 SQ. FT.

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD

STOW, OHIO 44224

RAY FOGG CORPORATE PROPERTIES, LLC

981 KENNOTE CIRCLE, SUITE 15

BROOKLYN HEIGHTS, OHIO

(216) 351-1916

1-877-129-3644



ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
581 KENNEDY CENTER, SUITE 115, CLEVELAND, OHIO 44111
PHONE (216) 251-7770

DESIGNED BY

TDG

AL

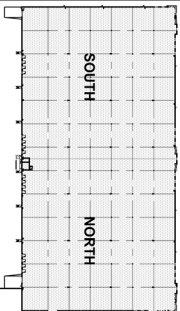
DATE

02/23/23

CONTRACT NO.

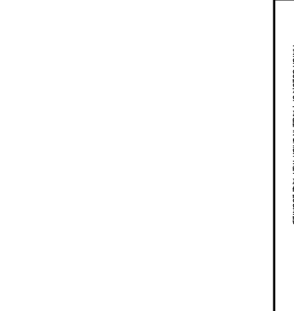
DWG NO.

A-1



COLOR LEGEND:

- A. FOGG BUILDING SYSTEMS, ALUMINUM CLAD, EXTERIOR COATING w/
 - B. FOGG BUILDING SYSTEMS, ALUMINUM CLAD, EXTERIOR COATING w/
 - C. EXTERIOR FINISHING, CLEAR ANODIZED
 - D. GLAZING, ALUMINUM
 - E. LIGHT FIXTURES, SILVER METALLIC
 - F. CORNER, CLEAR ANODIZED
 - G. VERTICAL CLADDING, ALUMINUM METALLIC
 - H. VERTICAL CLADDING, ALUMINUM METALLIC
- NOTE: SHOWN AT LOCATION WITH VERTICAL CLADDING AND LOCATED TO



REVISIONS		ISSUE	
DATE	DESCRIPTION	DATE	DESCRIPTION
11/18/24	DESIGN DEVELOPMENT	11/18/24	DESIGN DEVELOPMENT
02/03/24	BIDDING	02/03/24	BIDDING
02/03/24	BUILDING PERMIT	02/03/24	BUILDING PERMIT
02/03/24	CONSTRUCTION	02/03/24	CONSTRUCTION
02/03/24	AS-BUILT	02/03/24	AS-BUILT