

600 Seasons Business Center New Construction!



600 Seasons Road
Stow, Ohio

250,564 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 250,564 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

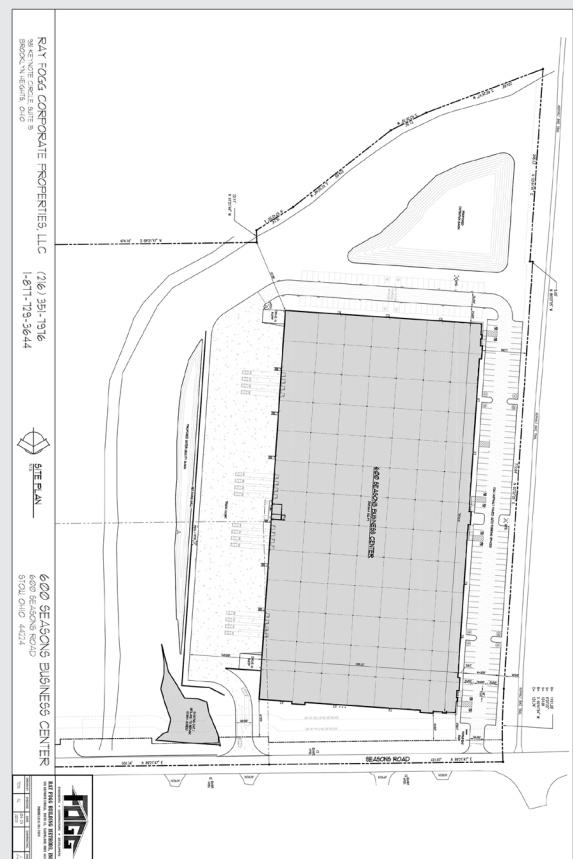
PARKING & DRIVES

- 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/Spectrum

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



FOR LEASE

250,564 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:	250,564 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:	1.38/SF/YR based upon 2026 budget costs 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.

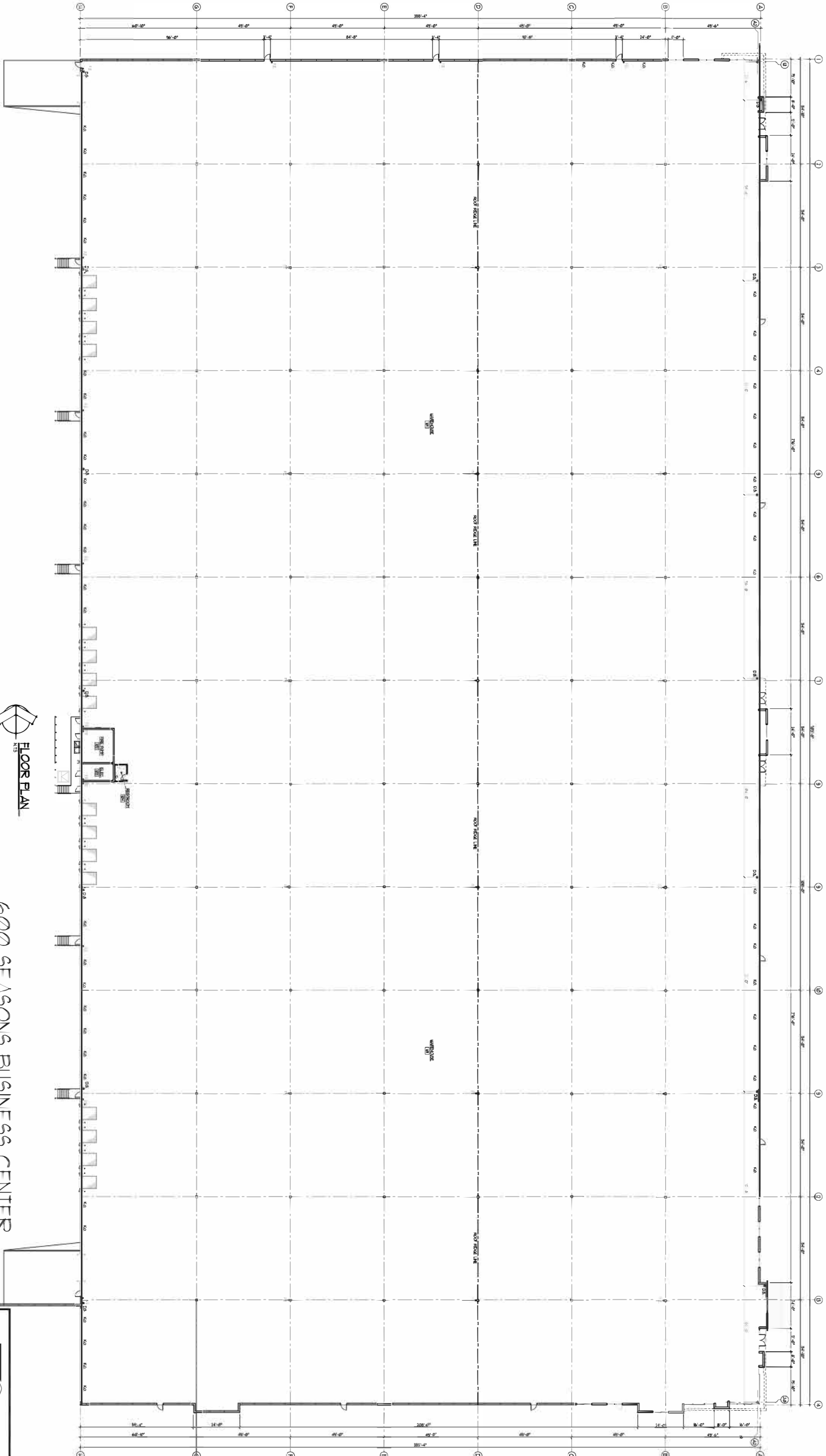


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all the right places.

Tom Blaz, Vice President
216-351-7976, ext. 273
tblaz@fogg.com

Mark Ray, Chief Operating Officer
216-351-7976, ext. 244
markray@fogg.com

fogg.com



FLOOR PLAN

BUILDING AREA - 25056.4 SQ. FT.

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD

STOW, OHIO 44224

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

(216) 351-1916
1-877-129-3644

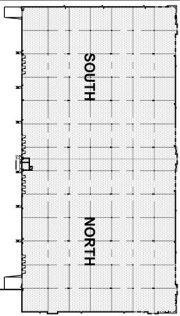


ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
981 KENYOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44111

PHONE (216) 351-1916

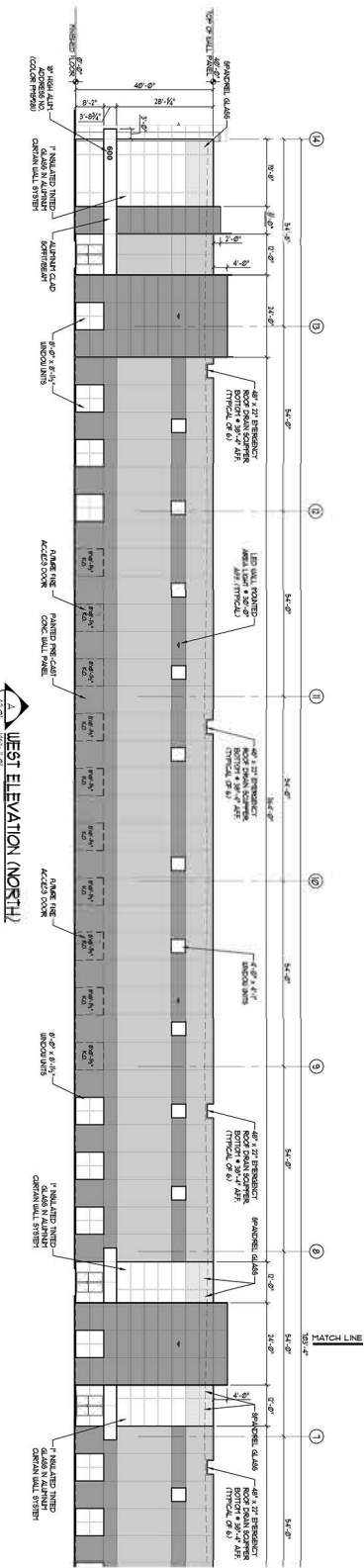
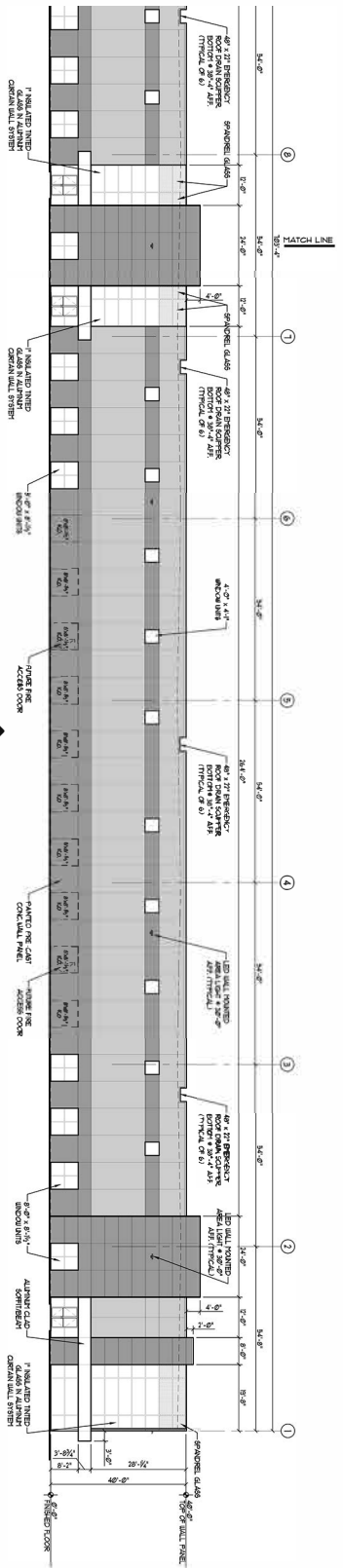
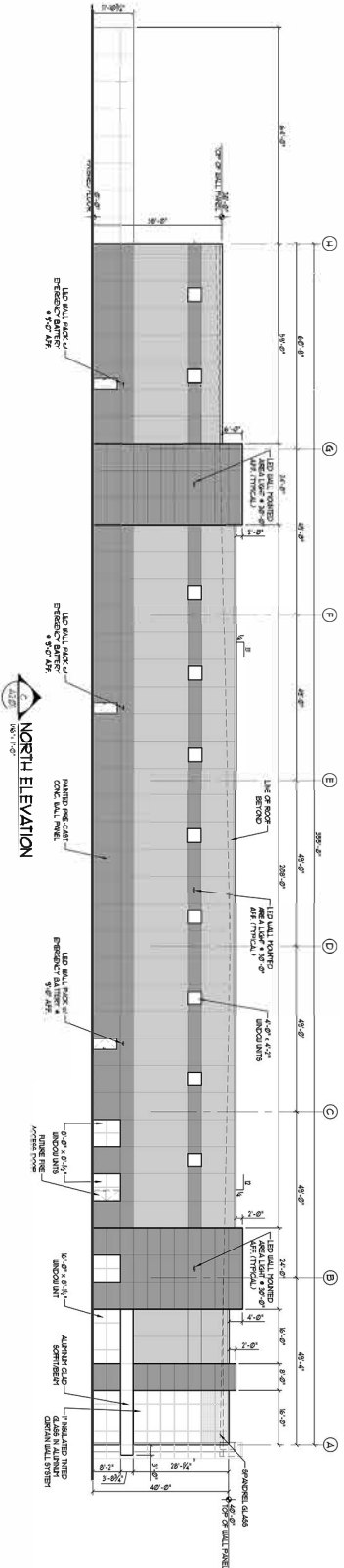
OWNER	DESIGNED BY	DATE	CONTRACT NO.	SCALE
TDG	AL	6/23/23		A-1



COLOR LEGEND:

- A. TYPICAL EXTERIOR ACQUISITION LAYER COATING w/
- B. TYPICAL EXTERIOR ACQUISITION LAYER COATING w/
- C. EXTERIOR FINISHING COATING w/
- D. EXTERIOR FINISHING COATING w/
- E. EXTERIOR FINISHING COATING w/
- F. EXTERIOR FINISHING COATING w/
- G. EXTERIOR FINISHING COATING w/
- H. EXTERIOR FINISHING COATING w/

NOTE: PAINT TO BE USED SHALL BE THE SAME AS USED ON THE INTERIOR WALLS AND CEILING.



ELEVATIONS

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD
STOW, OHIO 44224

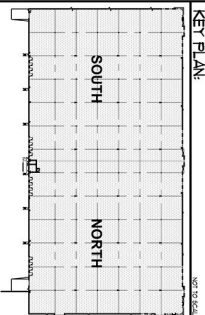
REVISIONS

DATE	DESCRIPTION
11/11/2024	1. INITIAL DESIGN
11/11/2024	2. REVISED DESIGN
11/11/2024	3. REVISED DESIGN
11/11/2024	4. REVISED DESIGN
11/11/2024	5. REVISED DESIGN
11/11/2024	6. REVISED DESIGN
11/11/2024	7. REVISED DESIGN
11/11/2024	8. REVISED DESIGN
11/11/2024	9. REVISED DESIGN
11/11/2024	10. REVISED DESIGN

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COLOR LEGEND:

- A. FOGG BUILDING METHODIC LIGHTING SYSTEM
- B. FOGG BUILDING METHODIC LIGHTING SYSTEM
- C. FOGG BUILDING METHODIC LIGHTING SYSTEM
- D. FOGG BUILDING METHODIC LIGHTING SYSTEM
- E. FOGG BUILDING METHODIC LIGHTING SYSTEM
- F. FOGG BUILDING METHODIC LIGHTING SYSTEM
- G. FOGG BUILDING METHODIC LIGHTING SYSTEM
- H. FOGG BUILDING METHODIC LIGHTING SYSTEM

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10/24/2024	1	SCHEMATIC DESIGN
11/01/2024	2	DESIGN DEVELOPMENT
02/03/2025	3	BIDDING PERIOD
04/15/2025	4	CONSTRUCTION
	5	AS-BUILT

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