

Bluestone Business Center 1



26251 Bluestone Business Park
Euclid, Ohio

Over 103,273 SF of High Bay Space

- 32' Clear Height; ESFR Sprinklers
- LEED Silver Core & Shell Design
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- CSX Railroad Available
- Easy Access to I-90 & I-271
- Within Minutes of Downtown Cleveland, I-77, I-71, I-480, I-80, Cleveland Hopkins, Burke Lakefront Airport, and Cuyahoga County Airport



216.351.7976
fogg.com

"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

STANDARD BUILDING SPECIFICATIONS

Bluestone Business Park

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 E.260th st. Exit of I-90/Rt. 2
- Within minutes of I-271, the Ohio Turnpike (I-80) and downtown Cleveland

PROPERTY DATA

- Total Project 103,273 SF

EAVE HEIGHT

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

CLEAR HEIGHT

- 32' to 36' Clear Height

COLUMN SPACING

- 54' x 50' grid

TRUCK ACCESS

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

ROOF

- Single sloped, white TPO membrane over R-23 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

- High bay fluorescent fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- Office: gas-fired furnace with electric air conditioner (Heating: 68°F temperature difference at 0° outside; Air Conditioning: 15°F temperature difference at 90°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: recessed fluorescent lighting

PARKING & DRIVES

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

UTILITIES

- Electric: First Energy/The Illuminating Co.
- Gas: Enbridge
- Water: City of Cleveland
- Sanitary Sewer & Storm: City of Cleveland
- Telephone: AT&T

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



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FOR LEASE

71,337 Sq. Ft. Warehouse – Office
26251 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Office Area:	6,234 SF
Warehouse Area:	64,847 SF
Shared Area:	<u>256 SF</u>
Total Area:	71,337 SF
Drive-in Doors:	One (1) 12' x 14' overhead door
Truck Docks:	Ten (10) 9' x 10' overhead doors; one (1) with a pit leveler
Eave Height:	36' - 40' (32' to 36' clear height)
Column Spacing:	56.5' x 50'
Electricity:	480 Volt, 400 Amp, Main; 120/208 Volt, 200 Amp, 3 phase, 4 wire service
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet / Early Suppression / Fast Response
Rail:	CSX Railroad available
Estimated Operating Costs:	\$1.41/SF/YR based upon the budgeted expenses for 2025.

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.

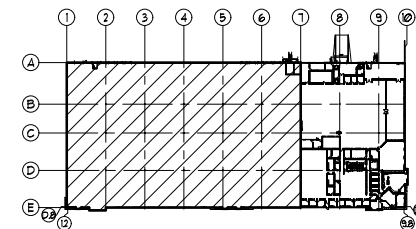
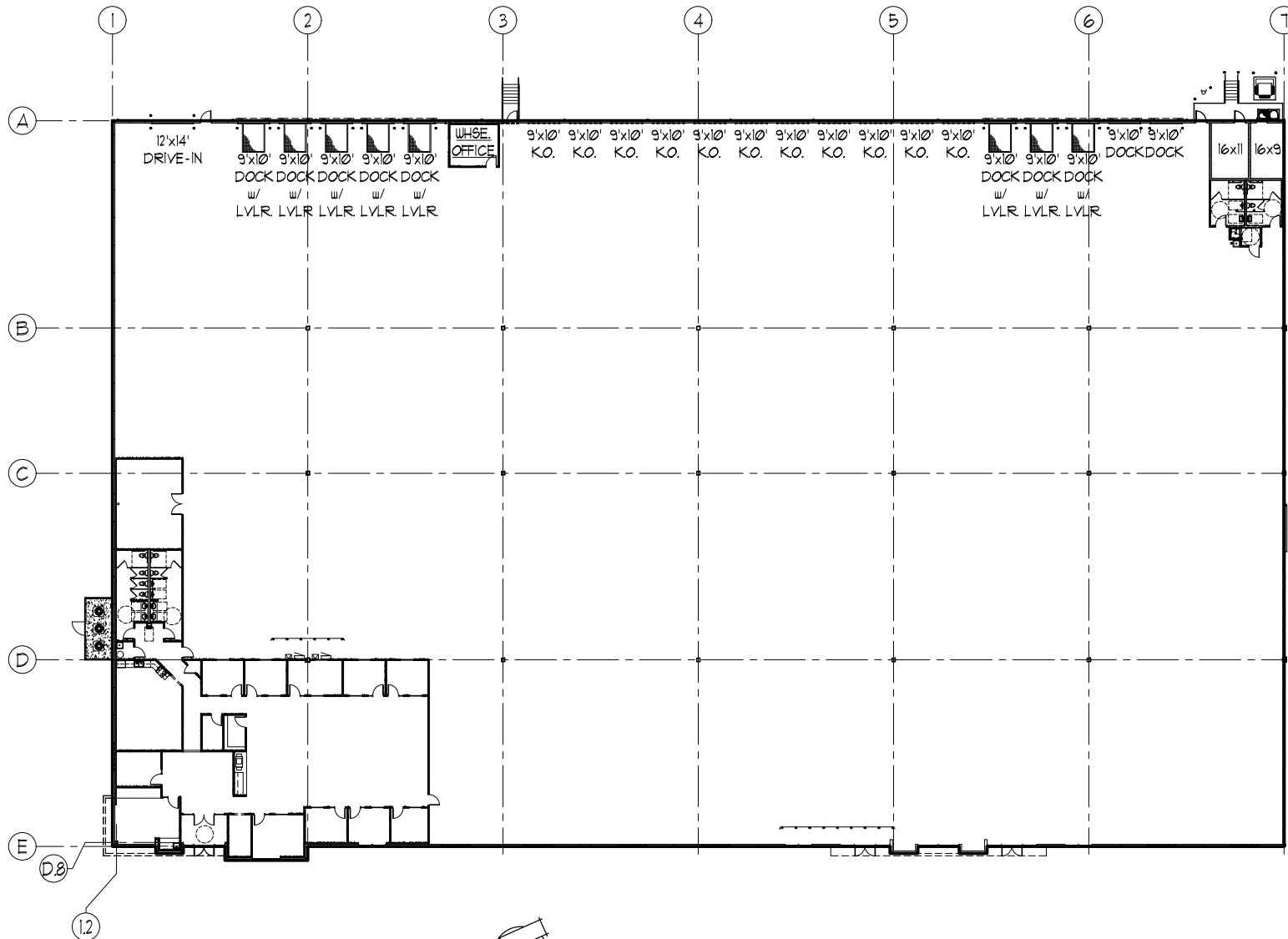
Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Tom Blaz, Director of Leasing & Sales
216-351-7976, ext. 273
tblaz@fogg.com

fogg.com

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

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LOCATION PLAN

OFFICE AREA = 6,234 SF
 WAREHOUSE AREA = 65,103 SF
 TOTAL AREA = 71,337 SF

BLUESTONE BUSINESS CENTER I
 26251 BLUESTONE BLVD.
 EUCLID, OHIO 44132

FLOOR PLAN

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976

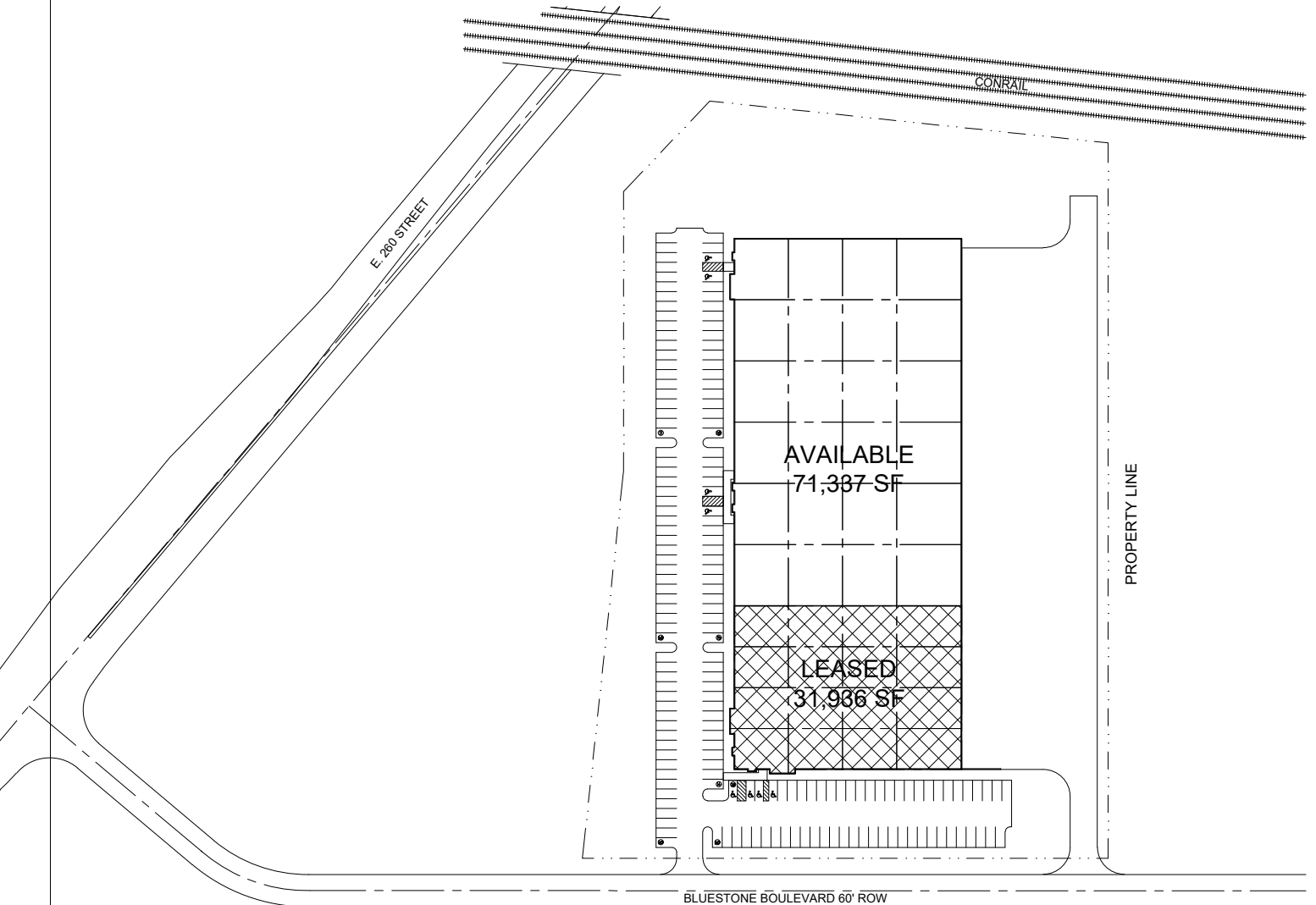
1-877-729-3644



BLUESTONE BUSINESS CENTER I

26251 Bluestone Boulevard

Euclid, Ohio 44132



LEASED
31,936 SF

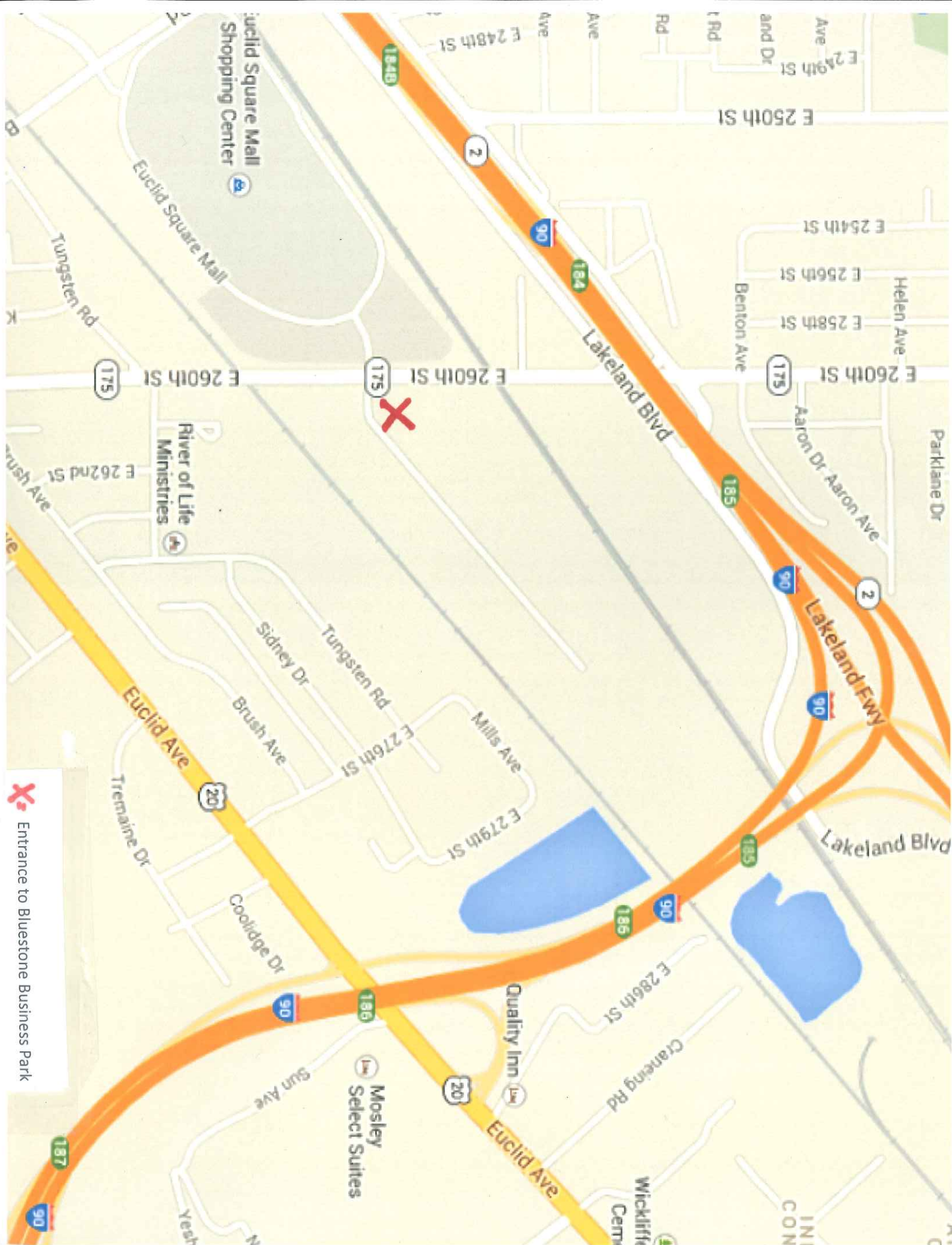


AVAILABLE
71,337 SF



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		05-12-25	BLUESTN1



 Entrance to Bluestone Business Park