

# Bluestone Business Center 2



**...Bluestone Business Center 2**  
26555 Bluestone Blvd. Euclid, Ohio

- 32' Clear Height
- ESFR Sprinklers
- Located in an Opportunity Zone
- LEED Silver Core & Shell Design
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- 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



**CORPORATE PROPERTIES**

**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

26555 Bluestone Blvd. Bluestone Business Center 2

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 127,020 SF

## EAVE HEIGHT

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

## CLEAR HEIGHT

- 32' dock staging to 36' high side

## COLUMN SPACING

- 54' x 60' Speed Bay

## TRUCK ACCESS

- Truck docks with insulated, industrial overhead doors
- Drive-ins with insulated, industrial overhead doors and high speed roll-up 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: gas-fired furnace with electric air conditioner (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" (2'x4') 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 T-8 recessed fluorescent lighting

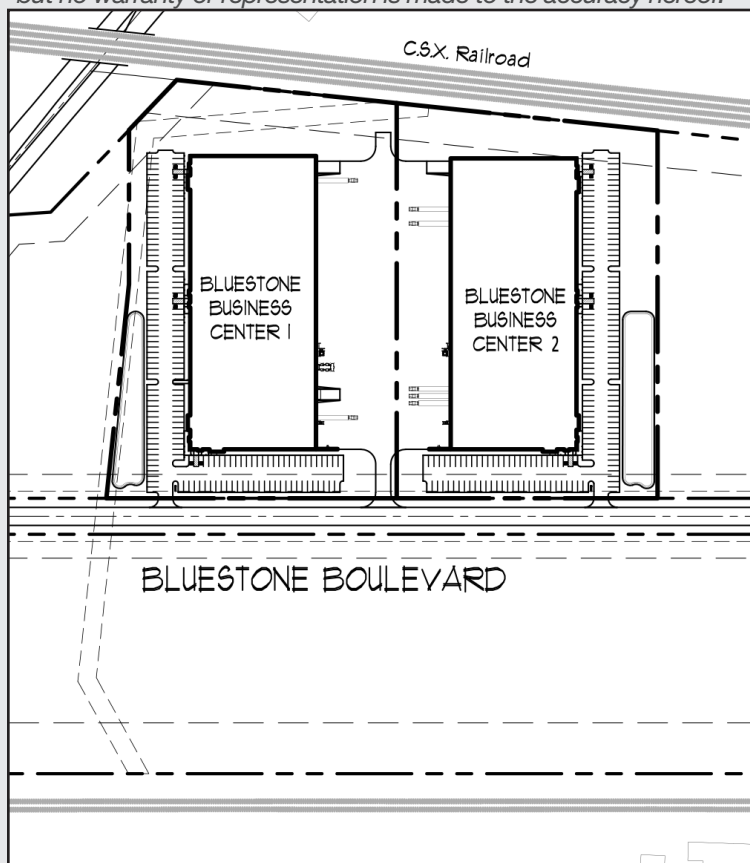
## PARKING & DRIVES

- Truck Drives/Aprons: 8" concrete truck docks and drive-in aprons
- Automobile Parking: Asphalt

## UTILITIES

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

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



## ***FOR LEASE***

42,411 Sq. Ft. Warehouse – Office  
26555 Bluestone Blvd., Euclid, Ohio

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### **Individual Space Specifications**

|                              |   |
|------------------------------|---|
| <b>Office Area:</b>          | 2,113 SF  |
| <b>Warehouse Area:</b>       | 40,151 SF   |
| <b>Shared Area:</b>          | <u>147 SF</u>   |
| <b>Total Area:</b>           | 42,411 SF   |
| <b>Drive-in doors:</b>       | One (1) 12' x 14 door   |
| <b>Truck Docks:</b>          | Three (3) 9' x 10' docks, Three (3) 9' x 10' docks with levelers  |
| <b>Eave Height:</b>          | 36' - 40' (32' to 36' clear height)   |
| <b>Column Spacing:</b>       | 54' x 50'   |
| <b>Electricity:</b>          | 480/277 Volt, 800 Amp, 3 phase, 4 wire service  |
| <b>Lighting:</b>             | High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>   |
| <b>Sprinklers:</b>           | Wet / Early Suppression Fast Response (ESFR)  |
| <b>Rail:</b>                 | CSX Railroad available  |
| <b>Est. Operating Costs:</b> | \$1.24/SF/YR based upon budgeted costs for 2025.<br><br>Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and 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. |

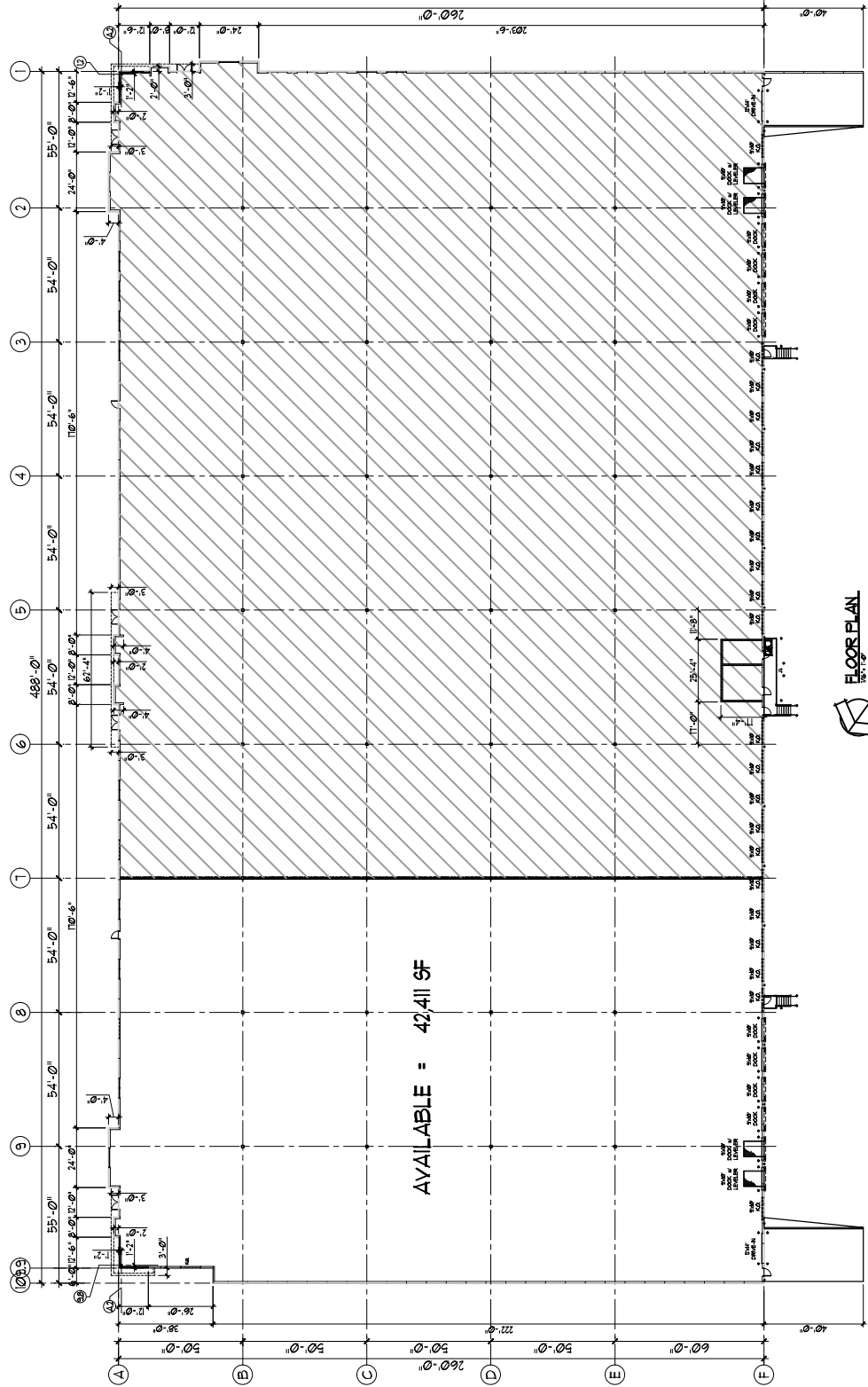


**flexible spaces**  
**all the right places.**

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FLOOR PLAN

TOTAL AREA = 121,020 SF



LEASED

BLUESTONE BUSINESS CENTER 2  
24555 BLUESTONE BLVD.  
EUGLID, OHIO 44132



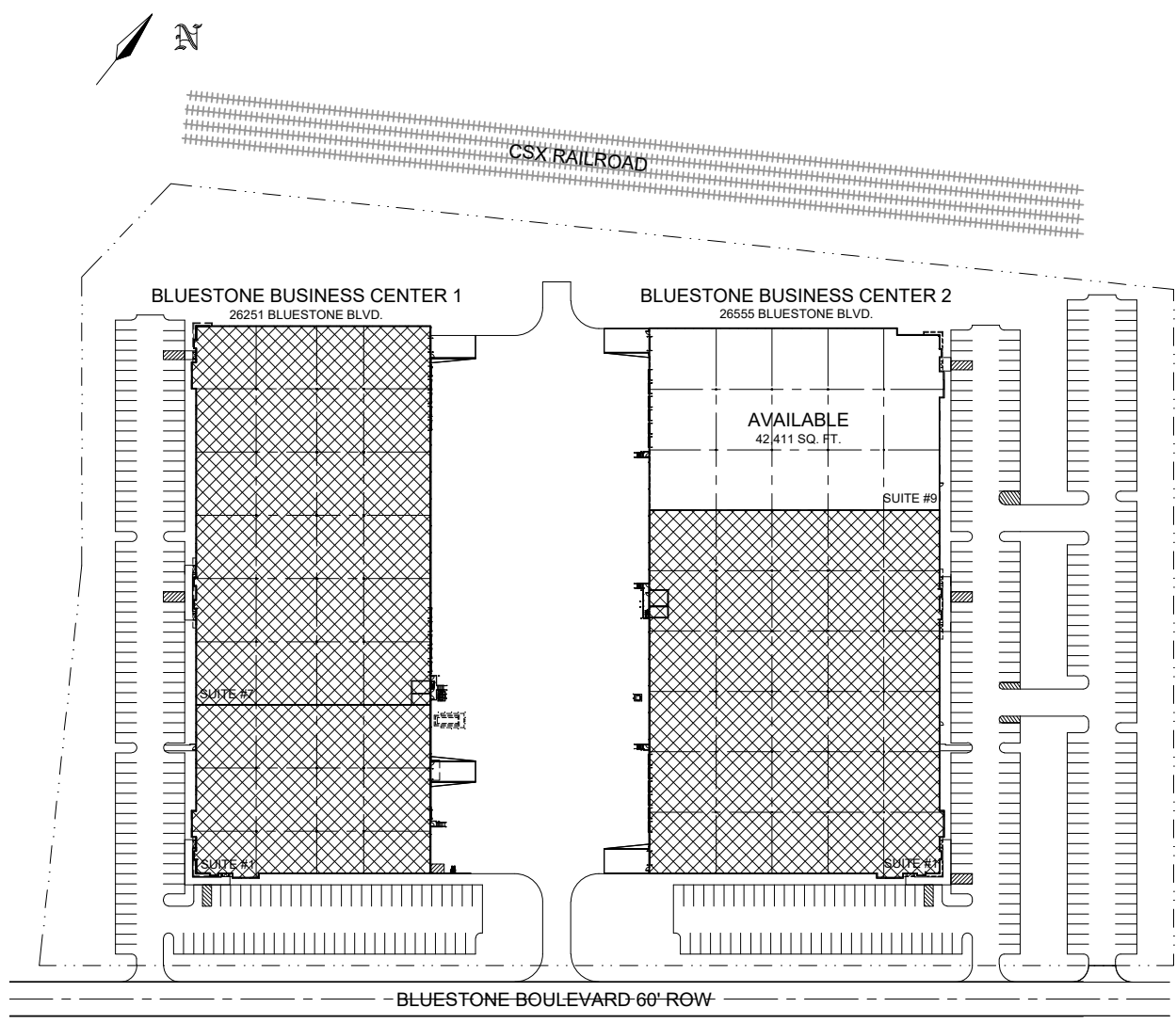
RAY FOGG CORPORATE PROPERTIES, LLC  
981 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44131


|         |                   |    |      |
|---------|-------------------|----|------|
| DATE    | DESCRIPTION       | BY | CHKD |
| 10/1/15 | ISSUED FOR PERMIT | RF | RF   |

(216) 351-1916  
1-877-729-3644

RAY FOGG CORPORATE PROPERTIES, LLC  
981 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44131

BLUESTONE BUSINESS CENTER I & II  
Bluestone Boulevard  
Euclid, Ohio 44132





ENGINEERS CONTRACTORS DEVELOPERS

|          |         |          |             |
|----------|---------|----------|-------------|
| DRAWN BY | CHECKED | DATE     | DRAWING NO. |
| TDG      |         | 05-12-25 | BLUESTN1-2  |