

# 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
- 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



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  
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# 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***

60,114 Sq. Ft. Warehouse – Office  
26251 Bluestone Blvd., Euclid, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	6,234 SF
<b>Warehouse Area:</b>	53,666 SF
<b><u>Shared Area:</u></b>	<u>214 SF</u>
<b>Total Area:</b>	60,114 SF
<b>Drive-in Doors:</b>	One (1) 12' x 14' overhead door
<b>Truck Docks:</b>	Eight (8) 9' x 10' overhead doors with a pit levelers.
<b>Eave Height:</b>	36' - 40' (32' to 36' clear height)
<b>Column Spacing:</b>	56.5' x 50'
<b>Electricity:</b>	480 Volt, 225 Amp, Main; 120/208 Volt, 200 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts
<b>Sprinklers:</b>	Wet / Early Suppression Fast Response
<b>Estimated Operating Costs:</b>	\$1.69/SF/YR based upon budget costs for 2026.

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.

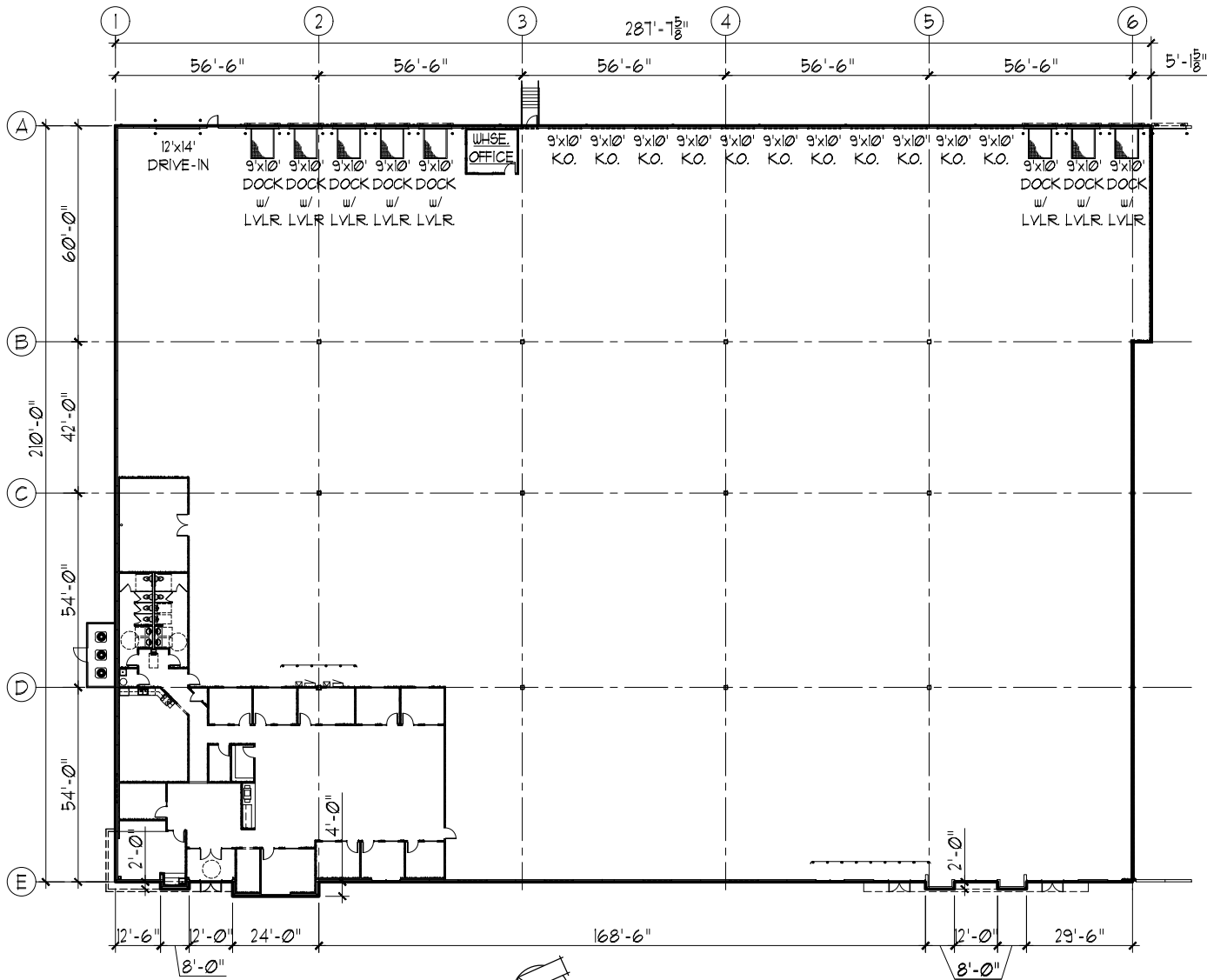


**flexible spaces**  
**all the right places.**

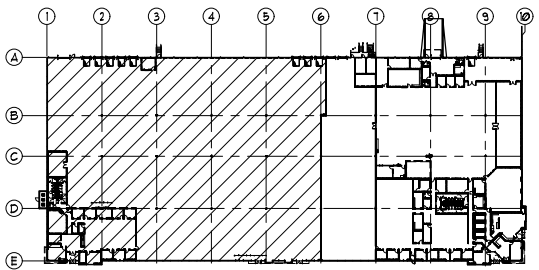
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Mark Ray, Chief Operating Officer  
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**fogg.com**



 FLOOR PLAN



 LOCATION PLAN

OFFICE AREA = 6,234 SF  
 WAREHOUSE AREA = 53,666 SF  
 SHARED AREA = 214 SF  
 TOTAL AREA = 60,114 SF

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

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

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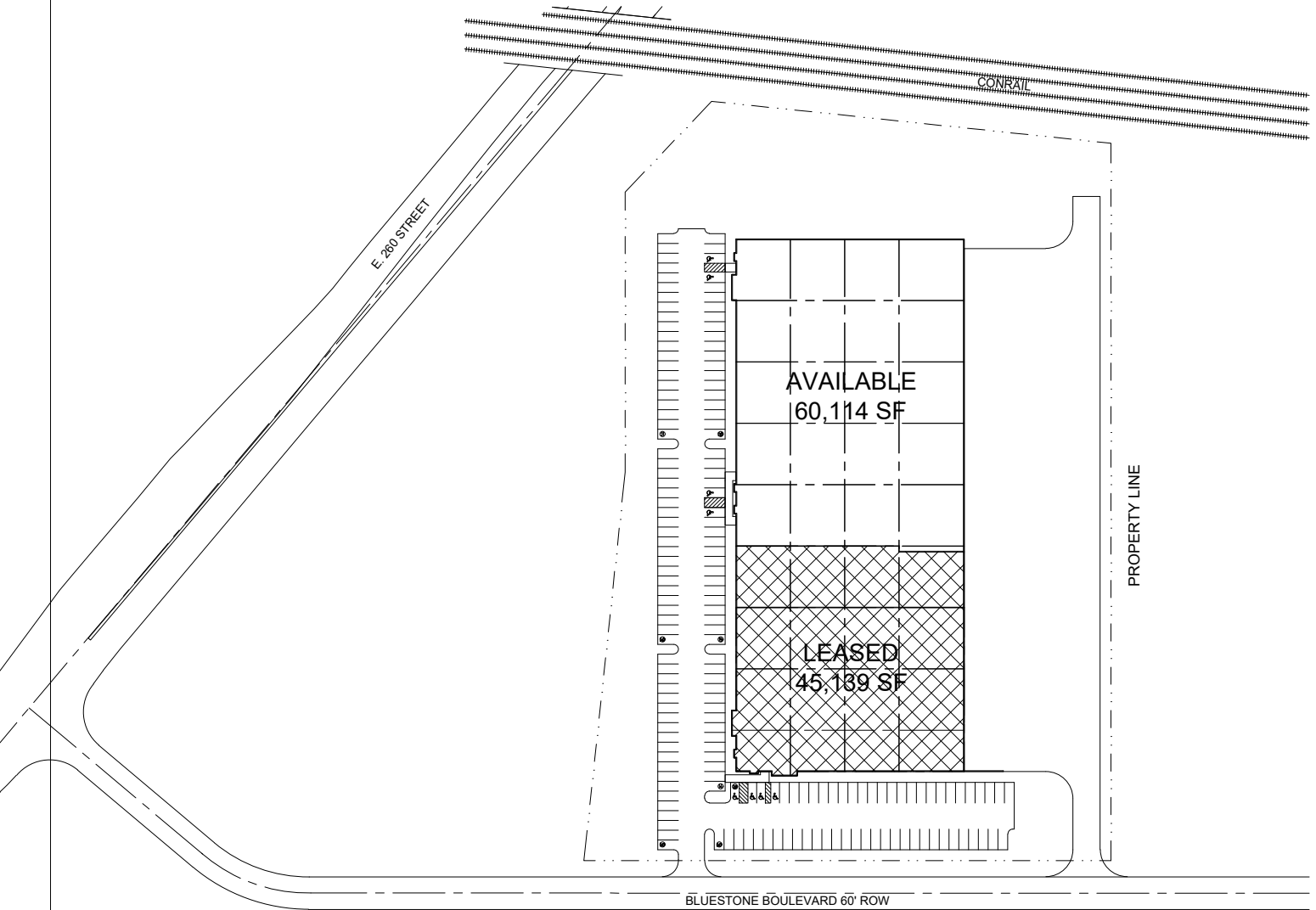
RAY FOGG BUILDING SYSTEMS, INC.  
 ONE BROADWAY SQUARE, SUITE 110, CLEVELAND, OHIO 44114  
 PHONE (216) 881-4000



DATE	REVISION	BY	APPROVED BY	SCALE
4-15-2026				


# BLUESTONE BUSINESS CENTER I

26251 Bluestone Boulevard

Euclid, Ohio 44132



-  LEASED  
45,139 SF
-  AVAILABLE  
60,114 SF



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		04-15-26	BLUESTN1