

# 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

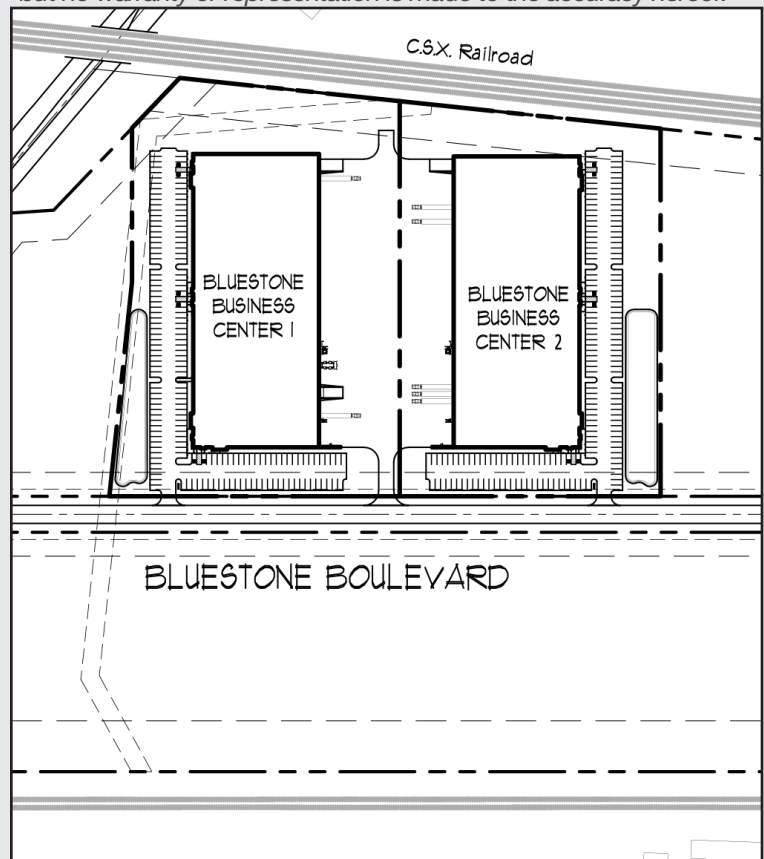
## PARKING & DRIVES

- 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***

127,020 Sq. Ft. Warehouse – Office  
26555 Bluestone Blvd., Euclid, Ohio

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### **Individual Space Specifications Bluestone Business Center 2**

|                              |                                                                   |
|------------------------------|-------------------------------------------------------------------|
| <b>Office Area:</b>          | 4,868 SF                                                          |
| <b>Warehouse Area:</b>       | 121,713 SF                                                        |
| <b>Shared Area:</b>          | <u>439</u> SF                                                     |
| <b>Total Area:</b>           | 127,020 SF                                                        |
| <b>Drive-in doors:</b>       | Two (2) 12' x 14 door, Six (6) 12' x 12' doors                    |
| <b>Truck Docks:</b>          | Four (4) 9' x 10' docks, Eleven (11) 9' x 10' docks with levelers |
| <b>Eave Height:</b>          | 36' - 40' (32' to 36' clear height)                               |
| <b>Column Spacing:</b>       | 54' x 50'; 54' x 60' Speed Bay                                    |
| <b>Electricity:</b>          | 480/277 Volt, 800 Amp, 3 phase, 4 wire service                    |
| <b>Lighting:</b>             | LED Lighting                                                      |
| <b>Sprinklers:</b>           | Wet / Early Suppression Fast Response (ESFR)                      |
| <b>Est. Operating Costs:</b> | \$1.22/SF/YR based upon budgeted costs for 2025.                  |

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.**

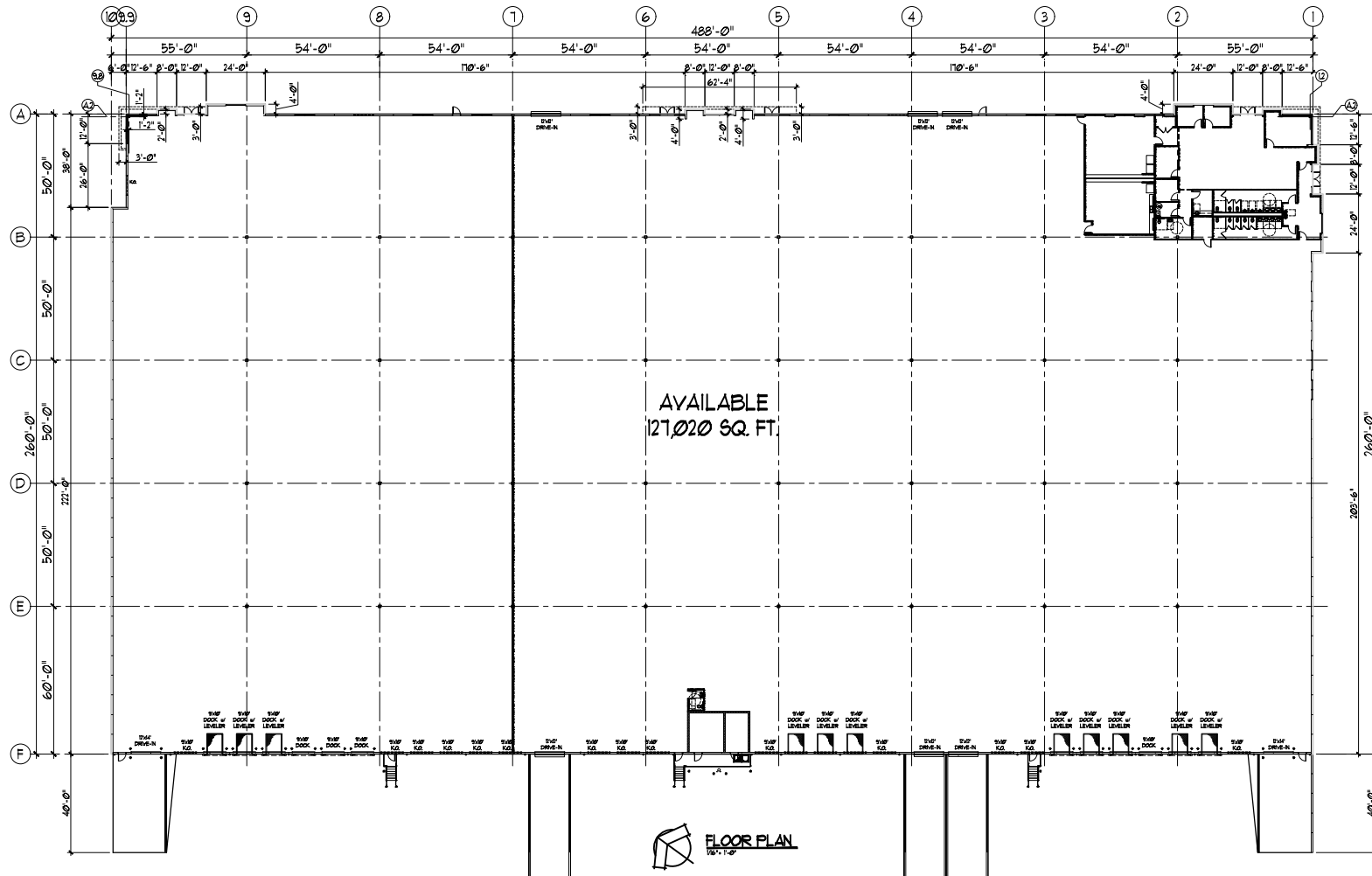
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**RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131**

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FLOOR PLAN  
10'-1-0"

TOTAL AREA = 127,020 SF



BLUESTONE BUSINESS CENTER 2  
26555 BLUESTONE BLVD.  
EUCLED, OHIO 44132

RAY FOGG CORPORATE PROPERTIES, LLC

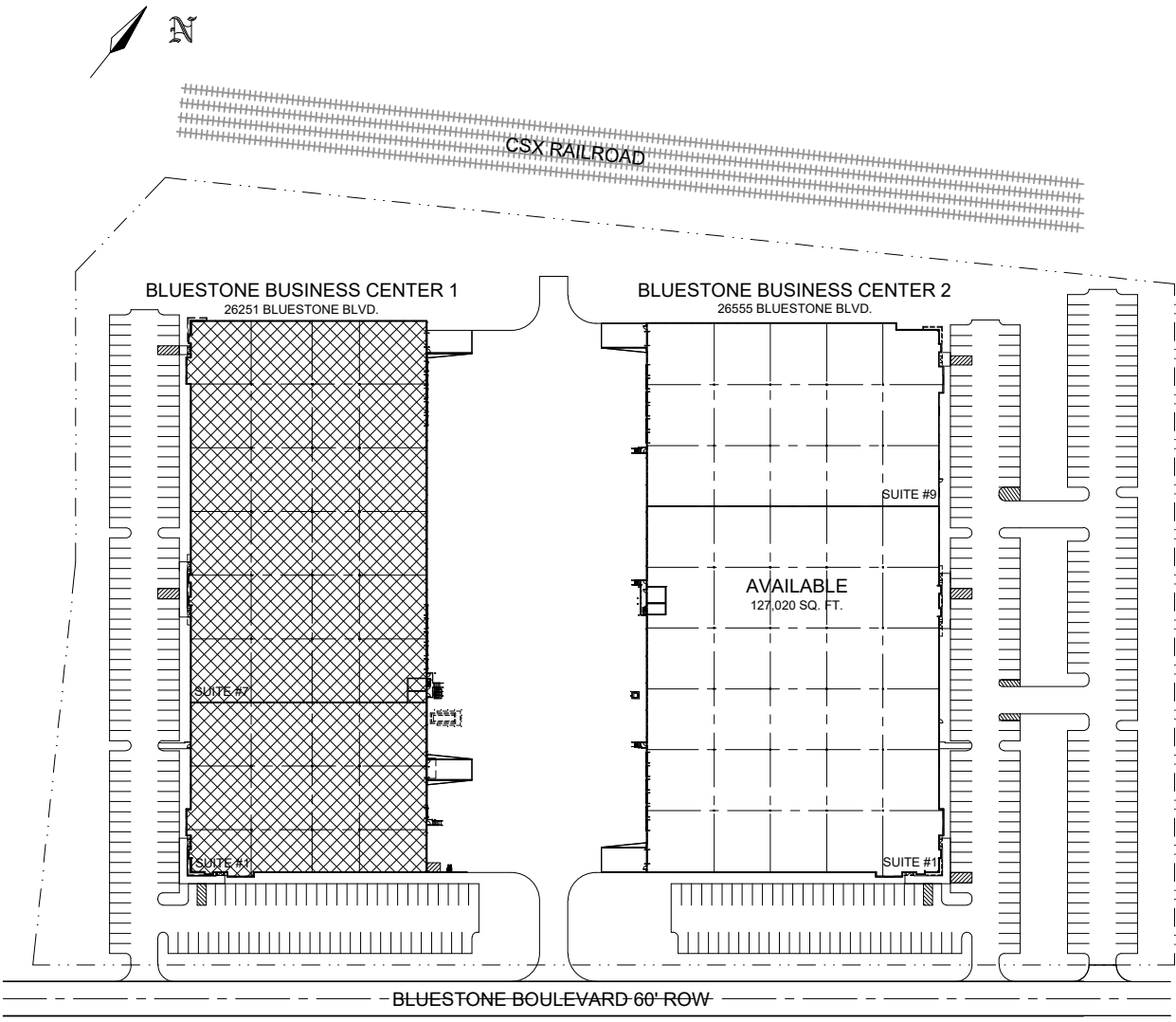
381 KEYNOTE CIRCLE, SUITE 15  
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976

1-877-729-3644

|                                                                                                                           |          |           |              |      |
|---------------------------------------------------------------------------------------------------------------------------|----------|-----------|--------------|------|
|                                                                                                                           |          |           |              |      |
| <b>RAY FOGG BUILDING SERVICES, INC.</b><br>800 WESTPORT AVENUE, SUITE 115, CLEVELAND, OHIO 44115<br>770000 0000 0000 0000 |          |           |              |      |
| OWNER                                                                                                                     | DESIGNER | DATE      | REVISION NO. | DATE |
| TDG                                                                                                                       |          | 5-13-2025 |              |      |

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  |