

Bluestone Business Center 4



...Bluestone Business Center 4
26550 Bluestone Blvd. Euclid, Ohio

75,576 SF of High Bay Space

- 28' Clear Height
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 6" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Norfolk Southern 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



CORPORATE PROPERTIES

216.351.7976
fogg.com

"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

STANDARD BUILDING SPECIFICATIONS

26550 Bluestone Blvd. Bluestone Business Center 4

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 75,576 SF

EAVE HEIGHT

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

CLEAR HEIGHT

- 28' throughout

COLUMN SPACING

- 50' x 50'

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

- 6" 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 T-5 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 heat pump (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: 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

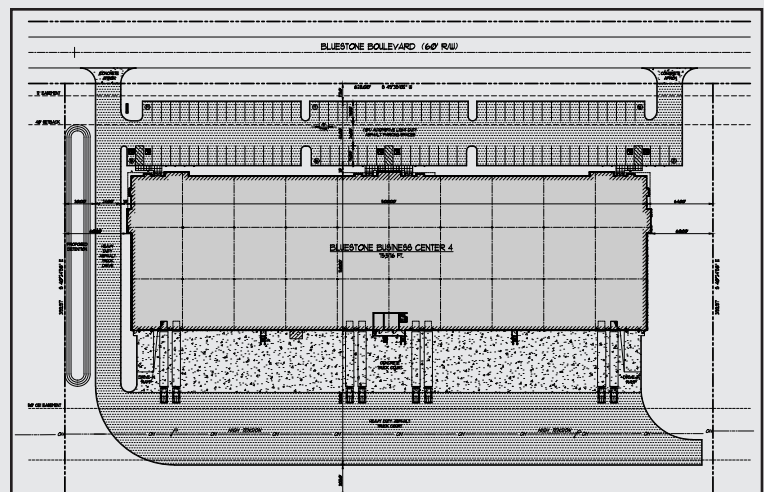
PARKING & DRIVES

- 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

75,576 Sq. Ft. Warehouse – Office
26550 Bluestone Blvd., Euclid, Ohio

Individual Space Specifications

Bluestone Business Center 4

Office Area:	1,102 SF
Warehouse Area:	74,035 SF
Shared Area:	<u>439 SF</u>
Total Area:	75,576 SF
Drive-in doors:	Two (2) 12' x 14' doors
Truck Docks:	Four (4) 9' x 10' docks with levelers Four (4) 9' x 10' docks
Eave Height:	31' - 34' (28' clear height throughout)
Column Spacing:	50' x 50'
Electricity:	480/277 Volt, 3 phase, 4 wire service
Lighting:	Energy Efficient T-5 High Bay Florescent Fixtures
Sprinklers:	Wet / Early Suppression Fast Response (ESFR)
Rail:	Norfolk Southern Railroad available
Est. Operating Costs:	\$1.71/SF/YR based upon budgeted costs for 2026.

Operating cost estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the adjacent building. 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.

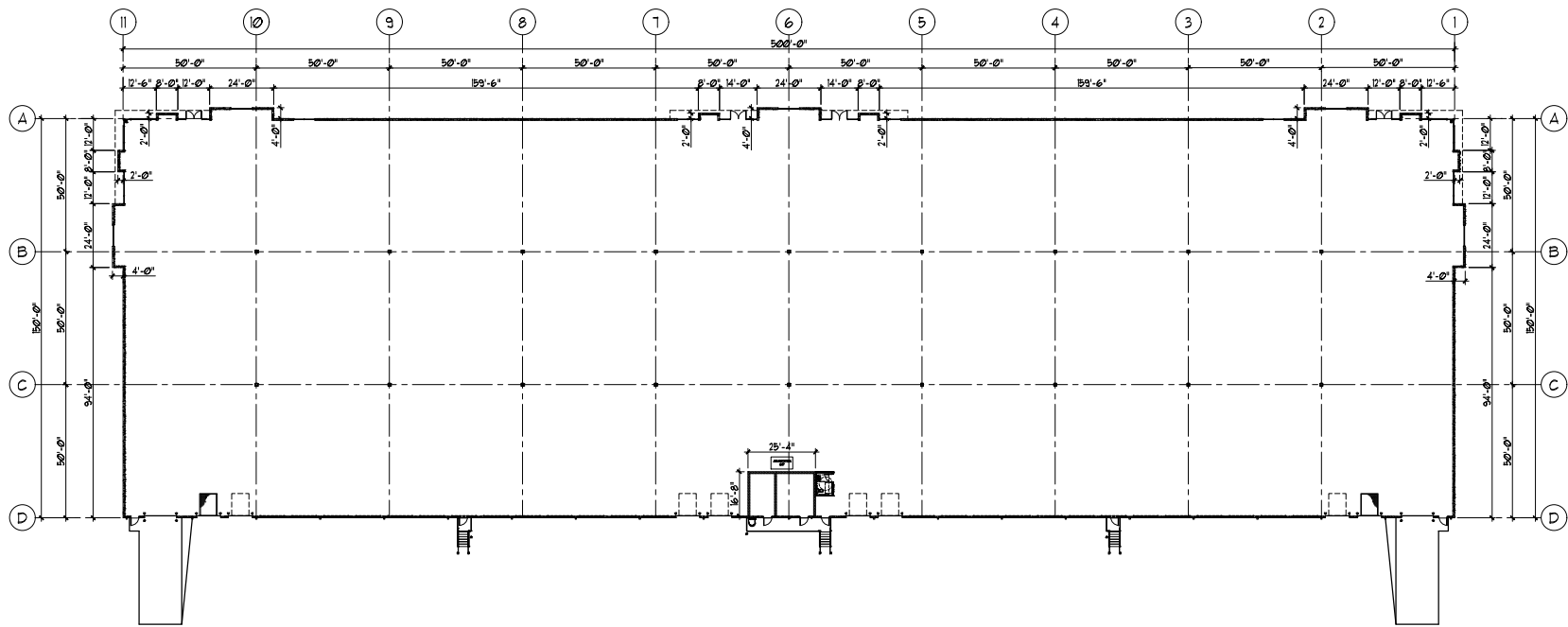
Tom Blaz, Vice President
216-351-7976, ext. 273
tblaz@fogg.com

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

fogg.com

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

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 FLOOR PLAN
1/8" = 1'-0"

TOTAL AREA = 75,576 SF

BLUESTONE BUSINESS CENTER 4
26550 BLUESTONE BLVD.
EUCLID, OHIO 44132

RAY FOGG CORPORATE PROPERTIES, LLC

381 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

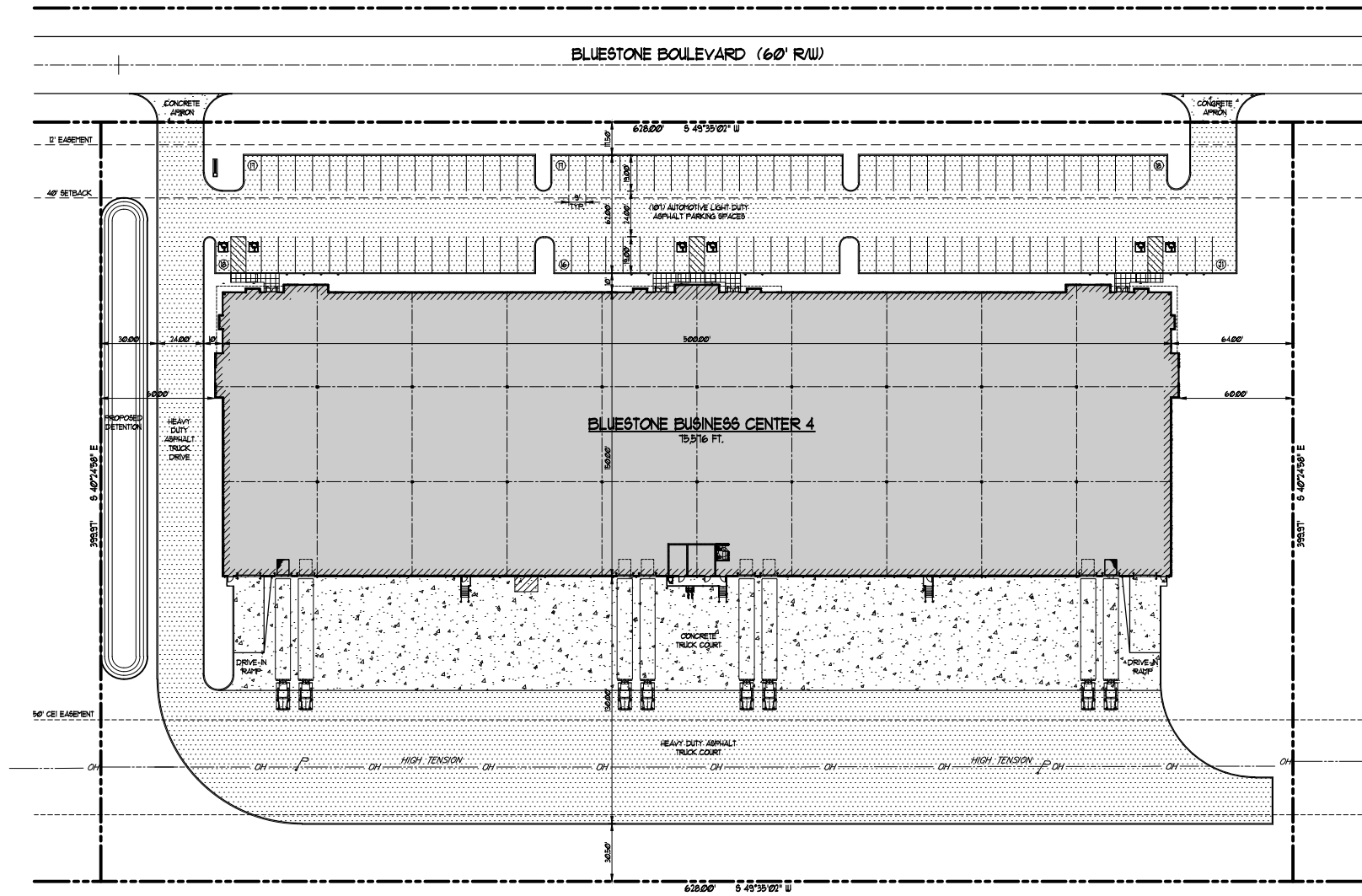
(216) 351-7976

1-877-729-3644



RAY FOGG BUILDING SERVICES, INC.
ONE UNIVERSITY AVENUE, SUITE 115, CLEVELAND, OHIO 44115
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DATE	BY	APP	REVISION NO.	DATE
TDG			12/05 2018	




 **SITE PLAN**
R-12-18

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26550 BLUESTONE BLVD.
EUCLID, OHIO 44132

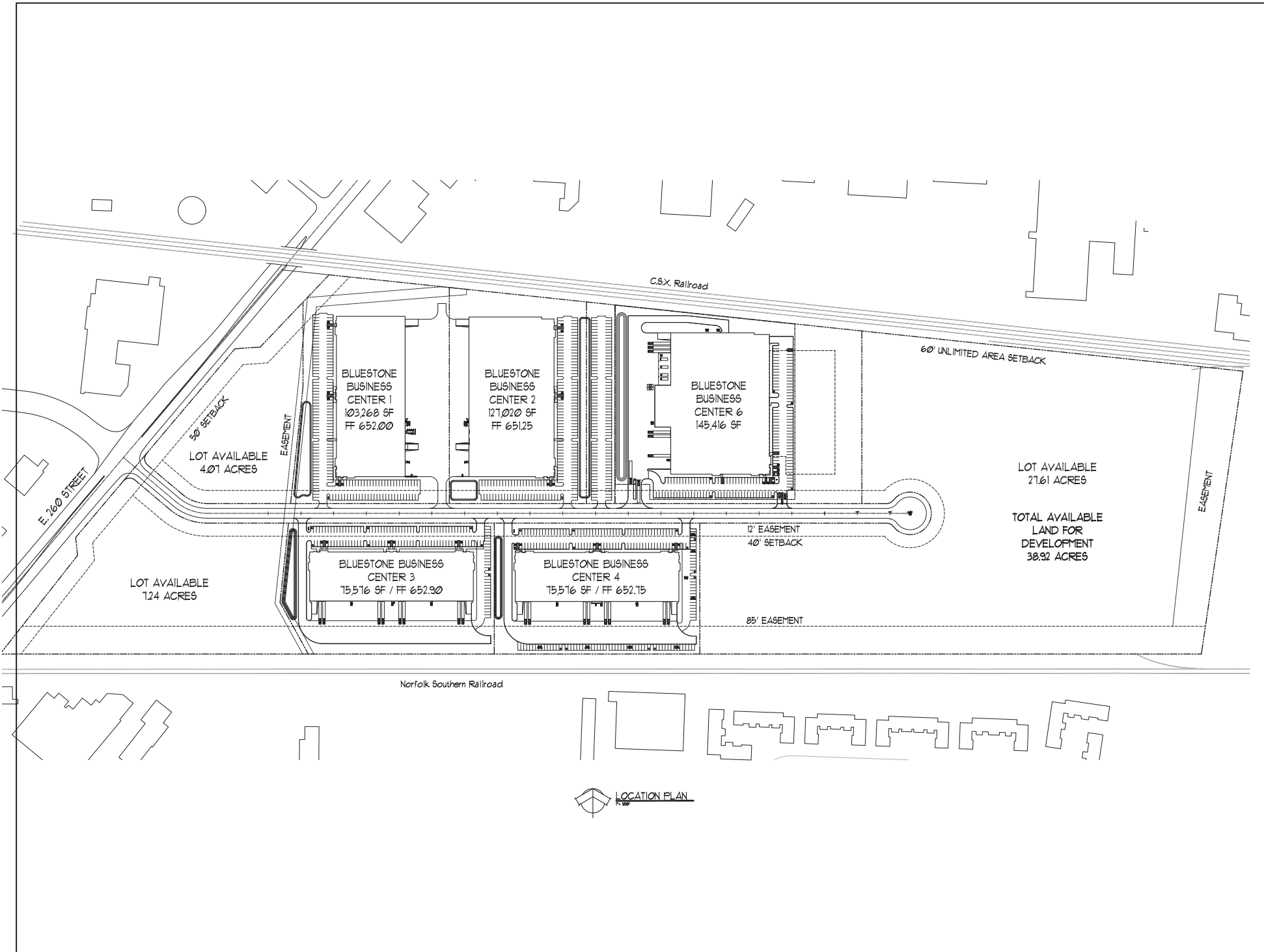
RAY FOGG CORPORATE PROPERTIES, LLC
381 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976
1-811-729-3644



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26550 BLUESTONE BLVD., SUITE 15, BROOKLYN HTS, OHIO 44132
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TDG			12/05/2018	



LOCATION PLAN



DATE	DESCRIPTION
10/15/10	SCHEMATIC DESIGN
11/15/10	PERMIT DEVELOPMENT
12/15/10	PERMIT CONSTRUCTION
01/15/11	PERMIT AS-BUILT

OVERALL SITE LAYOUT
 BLUESTONE BUSINESS PARK
 BLUESTONE BOULEVARD
 EUCLID, OHIO 44132

DATE: 10/15/10
 DRAWN BY: RFB
 CHECKED BY: RFB
 PROJECT NO: 10101

RAY FOGG BUILDING METHODS, INC.
 10101
 SP101