

# Bluestone Business Center 7 New Construction!

...Bluestone Business Center 7  
27000 Bluestone Blvd. Euclid, Ohio



## 351,512 SF of High Bay Space

- 32' Clear Height
- Cross-Dock Facility
- 100 Dock Positions Available
- 102 Additional Trailer Parking Spaces Available
- ESFR Sprinklers
- LEED Silver Core & Shell Design
- 100% Real Estate Tax Abatement for 15 Years
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Northfork Southern & 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](http://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 Center 7

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.



**flexible spaces**  
all the right places.

### 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 351,512 SF

### CLEAR HEIGHT

- 32'

### COLUMN SPACING

- 54' x 47'-6"; 54' - 60' Speed Bay

### TRUCK ACCESS

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

### ROOF

- 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: All electric heating and air conditioning. (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 LED lighting

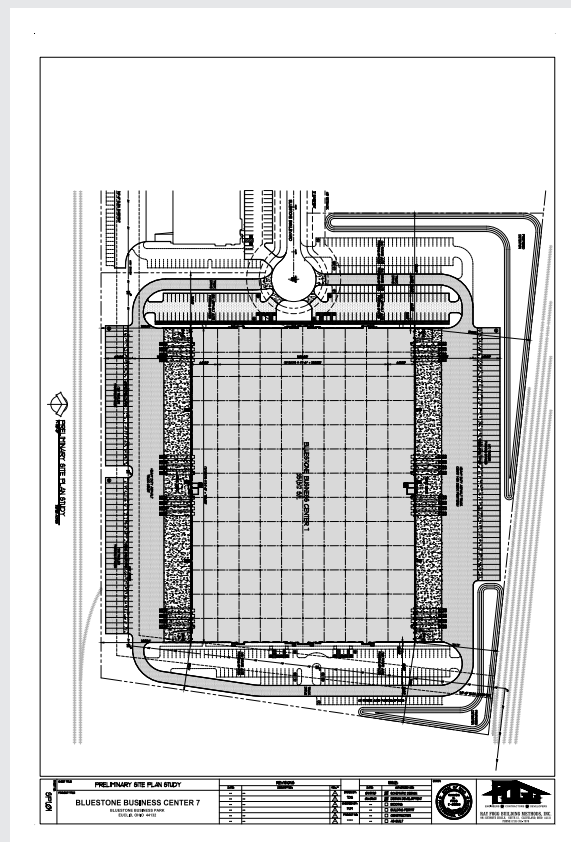
### PARKING & DRIVES

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

### UTILITIES

- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- 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***

351,512 Sq. Ft. Warehouse – Office  
27000 Bluestone Blvd., Euclid, Ohio

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## **Individual Space Specifications**

### **Bluestone Business Center 7**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	351,512 SF
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Clear:</b>	32'
<b>Column Spacing:</b>	54' x 47' 6"; 54' x 60' Speed Bay
<b>Electricity:</b>	800 AMP, 480/277 Volt, 3 phase, 4 wire service
<b>Lighting:</b>	Energy Efficient LED lighting
<b>Sprinklers:</b>	Wet / Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	\$1.51/SF/YR based upon budgeted costs for 2023.

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.**

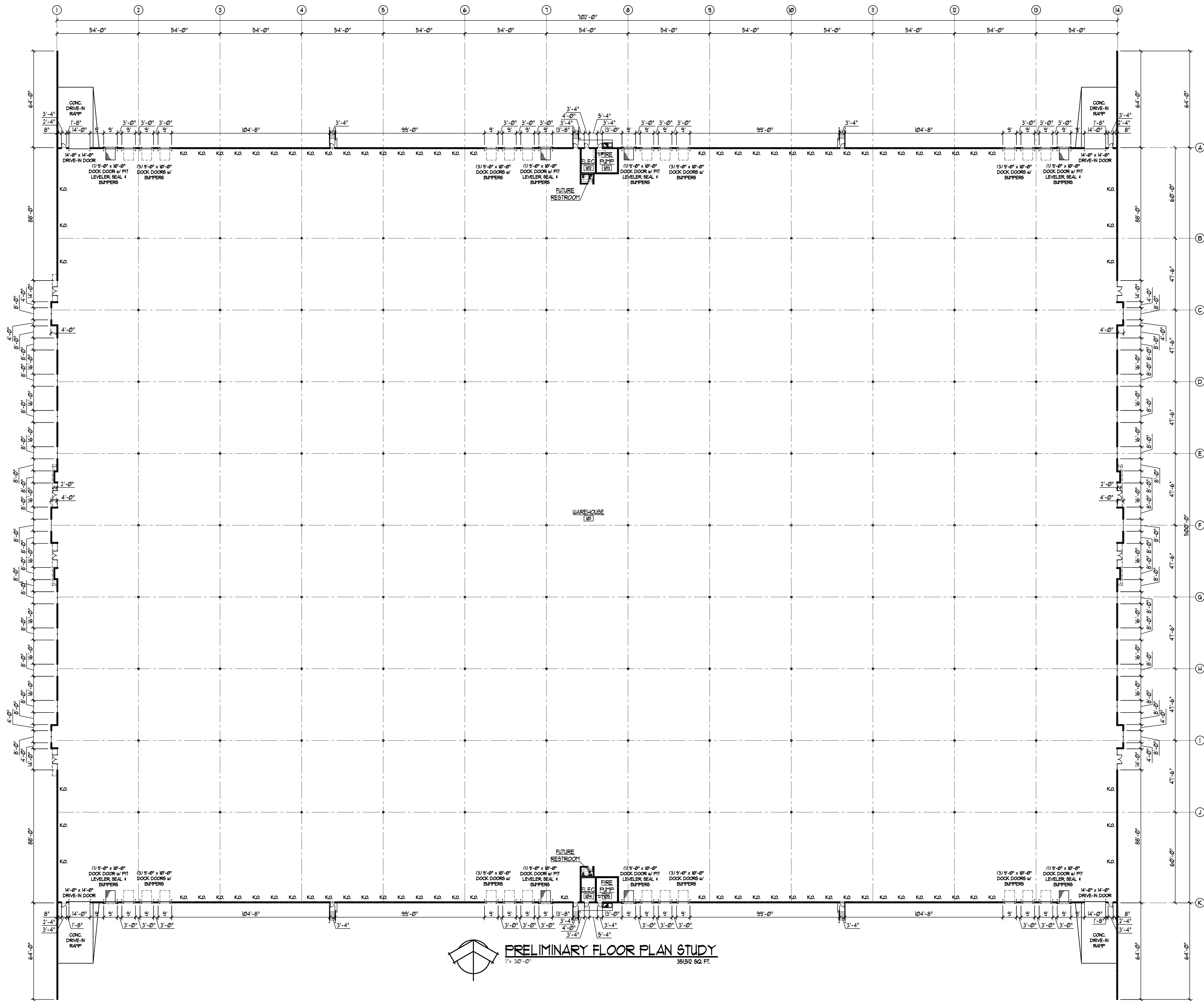
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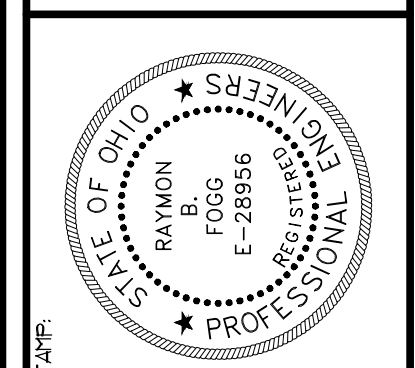
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**PRELIMINARY FLOOR PLAN STUDY**  
 1" = 30'-0"  
 35152 SQ. FT.



REVISIONS	
DATE	DESCRIPTION

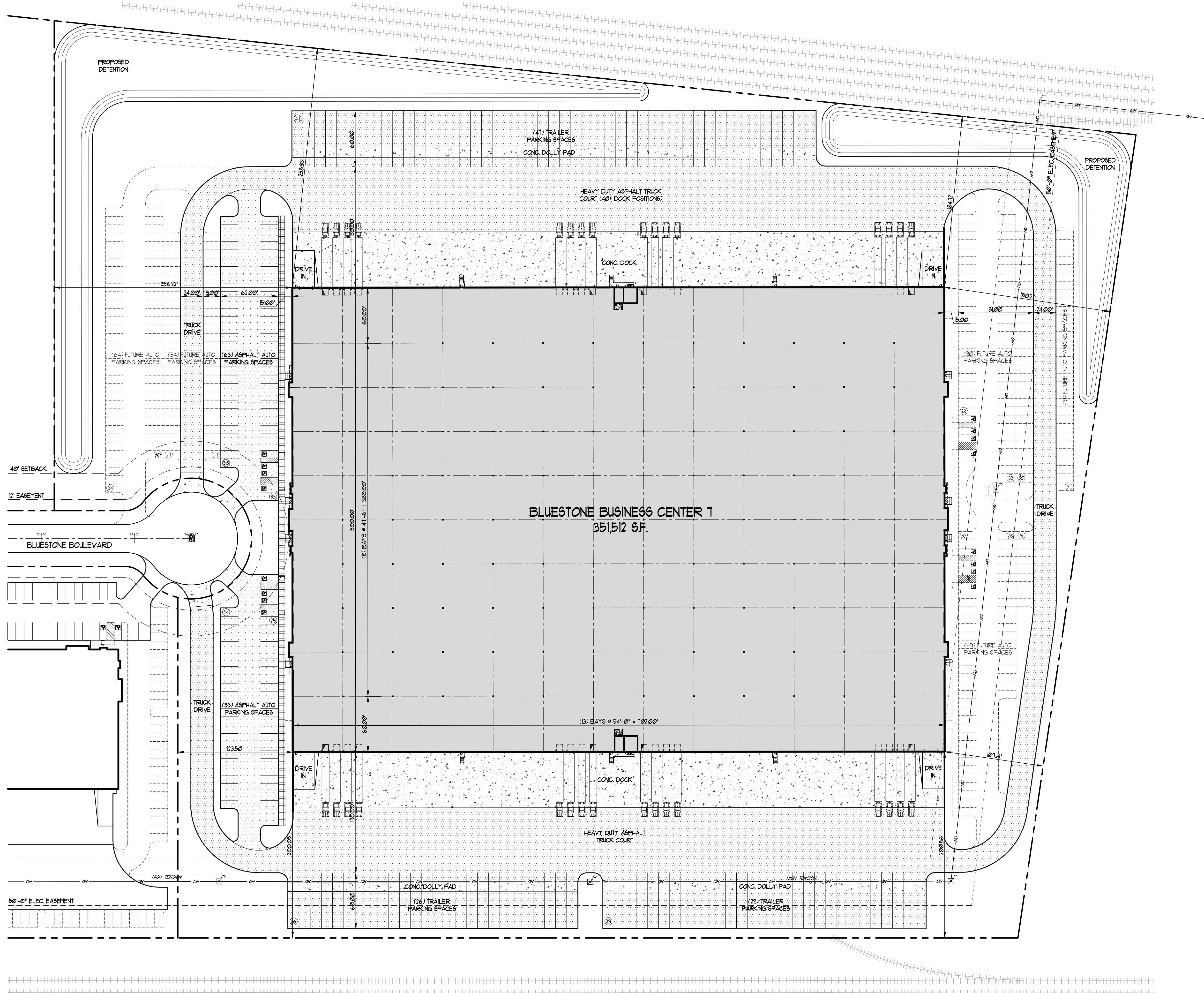
  

REV.	DATE	BY	DESCRIPTION

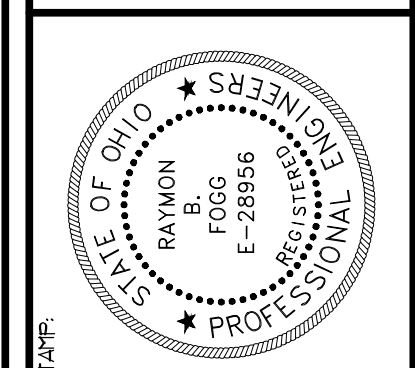
  

DATE	ISSUE	AUTHORIZED USE
05/14/21		<input checked="" type="checkbox"/> SCHEMATIC DESIGN
06/09/21		<input checked="" type="checkbox"/> DESIGN DEVELOPMENT
		<input type="checkbox"/> BIDDING
		<input type="checkbox"/> BUILDING PERMIT
		<input type="checkbox"/> CONSTRUCTION
		<input type="checkbox"/> AS-BUILT





PRELIMINARY SITE PLAN STUDY  
 1" = 50'-0"  
 21.8102 ACRES



DATE	REVISIONS DESCRIPTION	REV.	DRAN BY	DATE	ISSUE
..	..	..	..	09/21/20	SCHEMATIC DESIGN
..	..	..	TDG	06/09/21	DESIGN DEVELOPMENT
..	..	..	..	..	BIDDING
..	..	..	MJM	..	BUILDING PERMIT
..	..	..	PROJECT NO.	..	CONSTRUCTION
..	..	..	..	..	AS-BUILT