

# flexible spaces all the right places...



**...Jennings Freeway Business Centre I-VIII**  
4621, 4601, 4660, 4640, 4620, 4600, 4562, & 4550  
Hinckley Industrial Parkway, Cleveland, Ohio



**“Flexible Spaces in All the Right Places”** is what Fogg had in mind when designing their large portfolio of office, industrial and office/warehouse (flex) properties. Strategically located near major freeways in northeast Ohio, Fogg’s properties offer flexible floor plans, truck access and lease terms, as well as expansion opportunities for their growing customers.

Jennings Freeway Industrial Park is simply the best location in the Greater Cleveland area. The park sits on Jennings Freeway (Rt. 176N), only minutes from I-480, I-77, I-90, I-71, I-490, and downtown Cleveland. Fogg developed, owns and manages eight (8) modern office/warehouse/flex buildings in this park with outstanding freeway access in the center of Greater Cleveland.



“I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with.”

- **E & R Industrial**

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - **Virginia Tile Company**



**216.351.7976**  
**fogg.com**

# STANDARD BUILDING SPECIFICATIONS

## Jennings Freeway Industrial Park

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



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### LOCATION & ACCESS

#### Shared Features

- Off Jennings Freeway (Rt. 176 N) at Hinckley Industrial Parkway/Spring Rd. exit
- Off Schaaf Rd., just north of Brookpark Rd. (Rt. 17)
- Minutes from I-480, I-77 and I-90
- 7 miles from downtown Cleveland
- Visible from Jennings Freeway (Rt. 176 N)

#### All Properties Located On Hinckley Industrial Parkway

- Jennings Business Centre I & II: 6.4 acre site
- Jennings Business Centre III & IV: 6.8 acre site
- Jennings Business Centre V & VI: 5.84 acre site
- Jennings Business Centre VII & VIII: 5.5 acre site

### PROPERTY DATA

- Jennings Business Centre I: 42,774 SF
- Jennings Business Centre II: 54,320 SF
- Jennings Business Centre III: 50,333 SF
- Jennings Business Centre IV: 45,266 SF
- Jennings Business Centre V: 45,250 SF
- Jennings Business Centre VI: 40,266 SF
- Jennings Business Centre VII: 34,995 SF
- Jennings Business Centre VIII: 33,167 SF

### EAVE HEIGHT

- Jennings Business Centre I - VI: 20'
- Jennings Business Centre VII-VIII: 24'

### COLUMN SPACING

- Jennings Business Centre I, III, IV & V: 25' x 50'
- Jennings Business Centre II & V: 25' x 40'
- Jennings Business Centre VII: 26' x 41' & 28' x 41'
- Jennings Business Centre VIII: 25' x 41'

### TRUCK ACCESS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel: 18-gauge flush hollow metal doors

### ROOF

#### Business Centre I - VI

- 2" standing seam, 24 gauge aluminized steel, single sloped with 4" insulation (R=13) supported by wire mesh

#### Business Centre VII & VIII

- 2" standing seam, 24 gauge aluminized steel with 4" vinyl faced insulation (U=.07, R=14)

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### EXTERIOR WALLS

#### Jennings Business Centre I - II

- Dryvit wall system
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

#### Jennings Business Centre III & IV

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

#### Jennings Business Centre V & VI

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation (R=10) and pebble-grained, fluoropolymer finish

#### Jennings Business Centre VII & VIII

- Split face masonry insulated with 2" architectural metal foam insulation sandwich panels (R=14)
- 3" interlocking metal panels with 3" insulation (R=11) and pebble-grained, fluoropolymer finish

### HVAC

- Warehouse: gas-fired unit heater, (Heating: 60°F temperature difference at 0°F outside)
- Office: gas-fired furnace with electric air conditioner, (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)

### OFFICE AREAS

- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid-system
- Floor: commercial grade carpeting and/or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors with hardware
- Windows: insulated glass with aluminum tubular frames
- Paint: two coats of Latex on drywall; enamel on door frames
- Plumbing: surface mounted water closets and lavatories

### PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drives / Ramps: 8" concrete

### UTILITIES

- Electric: The Illuminating Co.
- Gas: Dominion East Ohio
- Telephone: AT&T
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland



# ***FOR LEASE***

33,167 Sq. Ft. Warehouse – Office  
4550 Hinckley Parkway, Cleveland, Ohio

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## **Individual Space Specifications**

### **Jennings Freeway Business Centre 8**

<b>Office Area:</b>	5,000 SF
<b>Warehouse Area:</b>	<u>28,167</u> SF
<b>Total Area:</b>	33,167 SF
<b>Unit Number:</b>	1
<b>Drive-in Doors:</b>	Two (2) 12' x 14' overhead doors
<b>Truck Docks:</b>	Five (5) 8' x 10' overhead doors
<b>Eave Height:</b>	24'
<b>Column Spacing:</b>	25' x 41'
<b>Electricity:</b>	120/208 Volt, 400 Amp, 3 phase, 4 wire service
<b>Sprinklers:</b>	Wet / Ordinary Hazard
<b>Estimated Operating Costs:</b>	\$3.18/SF/YR based upon actual expenses for 2023.

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.



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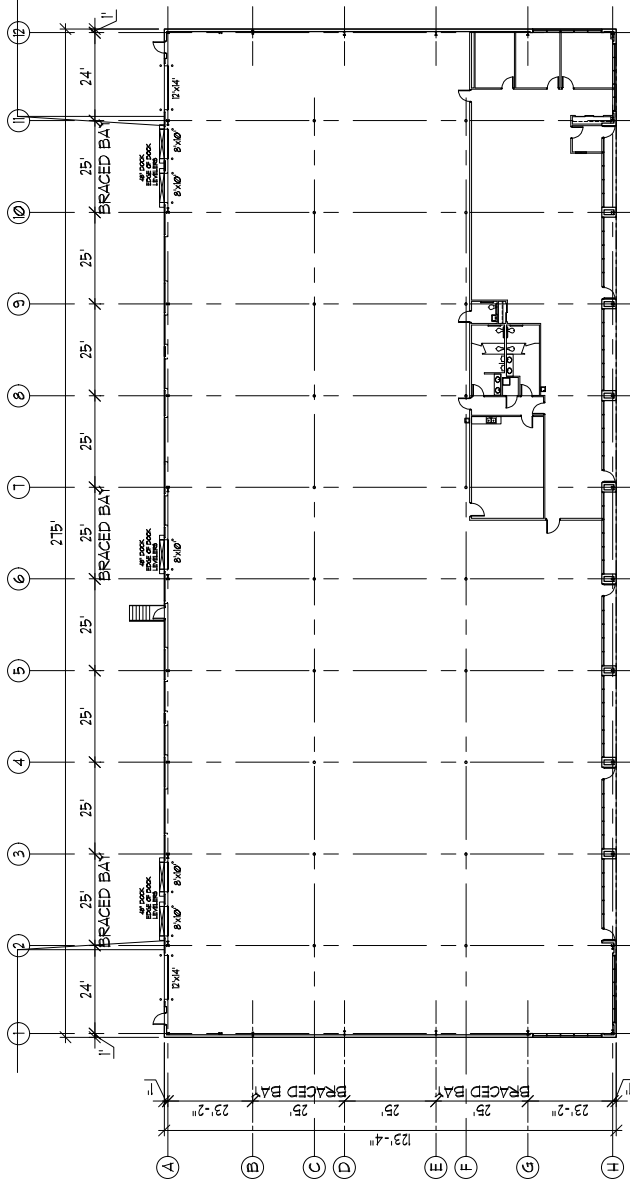
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**RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131**

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



**FLOOR PLAN**

OFFICE: 5,000 SF  
 WAREHOUSE 28,167 SF  
 TOTAL: 33,167 SF

JENNINGS BUSINESS CENTRE VIII  
 4550 HINCKLEY INDUSTRIAL PKWY.  
 CLEVELAND, OHIO 44109

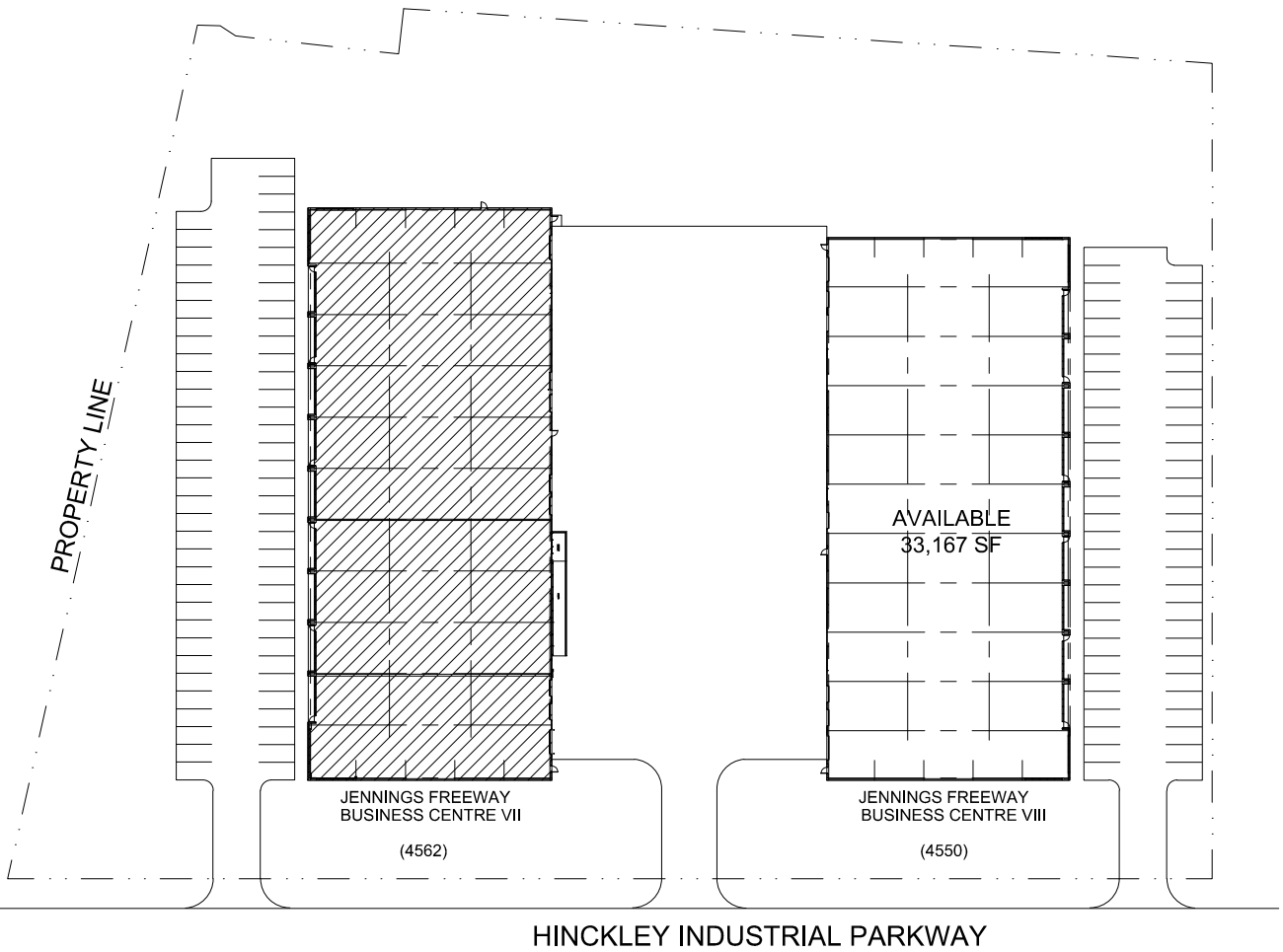
**RAY FOGG**  
 ARCHITECTURE & INTERIORS  
 981 KEYNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO 44115  
 (216) 351-1976

DATE	DESCRIPTION	BY	APP'D
10/15/10	ISSUE FOR PERMITS	RF	RF
10/15/10	ISSUE FOR PERMITS	RF	RF
10/15/10	ISSUE FOR PERMITS	RF	RF

(216) 351-1976  
 1-877-729-3644

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

JENNINGS FREEWAY BUSINESS CENTRE VII & VIII  
4550 & 4562 HINCKLEY INDUSTRIAL PARKWAY  
CLEVELAND, OHIO



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		5-25-23	JENN78