

flexible spaces all the right places...



...Resource Business Centre I, II, III & IV
5399 Lancaster Dr. & 800-900 Resource Dr.

“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.

Centrally located in the Cleveland suburb of Brooklyn Heights, Ohio, Resource Business Centre I, II, III and IV offer modern office/warehouse/flex space. The properties are easily accessible from I-77 and I-480 and are within minutes of Rt. 176, I-90, I-71, I-490, the Ohio Turnpike (I-80), downtown Cleveland and Cleveland Hopkins Airport. The buildings are designed to easily modify floor plans and truck access to suit the needs of each tenant.



“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

Resource Business Centre I, II, III & IV

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

- The properties front on Lancaster and Resource Drives in Valley Business Park, just south of Granger Rd. (Rt. 17)
- Visible from Granger Road (Brookpark Rd.)
- Minutes from I-480, I-77 and Jennings Freeway (Ohio Rt. 176)
- Seven (7) miles from downtown Cleveland
- Within 10.5 miles of Cleveland Hopkins International Airport
- Immediately east of the I-480/Granger interchange and west of (Rt. 21) Cloverleaf with access to I-77

PROPERTY DATA

- | | |
|---------------------------------|-----------|
| • Resource Business Centre I: | 37,794 SF |
| • Resource Business Centre II: | 42,000 SF |
| • Resource Business Center III: | 30,668 SF |
| • Resource Business Center IV: | 50,124 SF |

EAVE HEIGHT

- | | |
|--------------------------------------|-----|
| • Resource Business Centre I & II: | 19' |
| • Resource Business Centre III & IV: | 24' |

COLUMN SPACING

- | | |
|---------------------------------|-------------------------|
| • Resource Business Centre I: | 25' x 55' and 25' x 45' |
| • Resource Business Centre II: | 25' x 60' |
| • Resource Business Center III: | 25' x 55' |
| • Resource Business Center IV: | 25' x 60'-8" |

TRUCK ACCESS

- Truck docks with industrial overhead doors
- Drive-ins with insulated metal industrial overhead doors
- Personnel Doors: 18 gauge flush hollow metal doors with hardware

ROOF

Resource Business Centre I

- 2" standing seam, 24 gauge aluminized steel, single-sloped insulated (R-13)

Resource Business Centre II, III & IV

- 24 gauge standing seam roof panels with galvalume finish, insulated with 6" thick (R-19) vinyl-faced fiberglass blanket insulation

FLOOR

- Resource Business Centre I: 5" thick reinforced (3,000 p.s.i.)
- Resource Business Centre II, III & IV: 6" thick reinforced concrete (4,000 p.s.i.) sealed with Ashford Formula

WAREHOUSE LIGHTING

- Resource Business Centre I: fluorescent fixtures
- Resource Business Centre II: 400 watt, low bay metal halide fixtures
- Resource Business Centre III & IV: Fluorescent fixtures or 400 watt, low bay metal halide fixtures

PARKING & DRIVES

- Automobile Parking: asphalt or concrete
- Truck Drive / Ramps: concrete 8"

SPRINKLER SYSTEM

Resource Business Centre I

- Wet System / Ordinary Hazard

Resource Business Centre II

- Wet System / Designed for .9 gpm per 1,536 SF allowing 100 G.P.M. for hose streams

Resource Business Centre III & IV

- Wet System / Designed for .32 gpm per 2,000 SF allowing 200 G.P.M. for hose streams

INTERIOR WAREHOUSE & DEMISING WALLS

- 3", 24-gauge prefinished metal partition panels, with 3" insulation and a 26 gauge interior liner panel; or
- 8" concrete block; or
- Drywall on metal studs; or
- Insulated metal panels

EXTERIOR WALLS

Resource Business Centre I & II

- Dryvit fascia
- Black fascia trim
- Split faced block
- Resource Business Centre I: 1-1/2" metal panels with 3" insulation (U = .10; R = 3) and pebble-grained fluoropolymer finish
- Resource Business Centre II: 2" metal panels insulated (R-15.9)

Resource Business Centre III & IV

- Utility brick veneer and split faced masonry
- Dryvit fascia
- Architectural metal panels 2" with textured finish R-15 foam core

HVAC

- Warehouse: gas-fired unit heater (Heating 60°F temperature difference at 0° outside)
- 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

UTILITIES

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

FOR LEASE

6,500 Sq. Ft. Warehouse – Office
5399 Lancaster Drive, Brooklyn Heights, Ohio

Individual Space Specifications

Resource Business Centre 1

| | |
|-----------------------------------|---|
| Office Area: | 4,000 SF |
| Warehouse Area: | <u>2,500</u> SF |
| Total Area: | 6,500 SF |
| Unit Number: | 6 |
| Drive-in Door: | One (1) 12' x 14' overhead door |
| Truck Dock: | One (1) 8' x 8' overhead door |
| Eave Height: | 20' |
| Column Spacing: | 25' x 55' |
| Electricity: | 240 Volt, 200 Amp, 3 phase, 4 wire service (main disconnect) 120/208 Volt, 100 Amp, 42-circuit panel |
| Lighting: | High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb |
| Sprinklers: | Wet / Ordinary Hazard |
| Estimated Operating Costs: | \$2.94/SF/YR based upon actual costs for 2022. |

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.

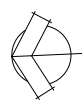
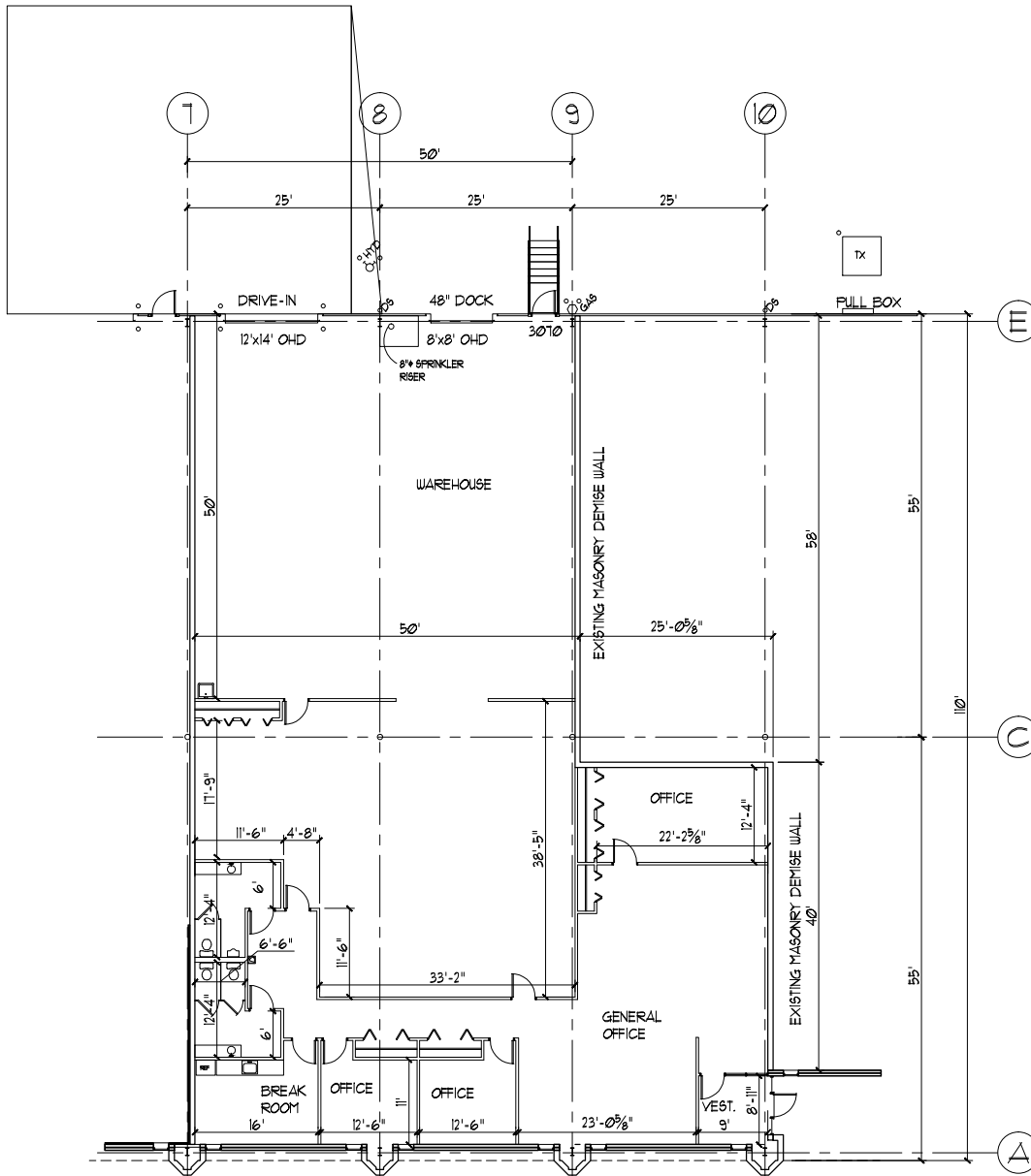


flexible spaces
all the right places.

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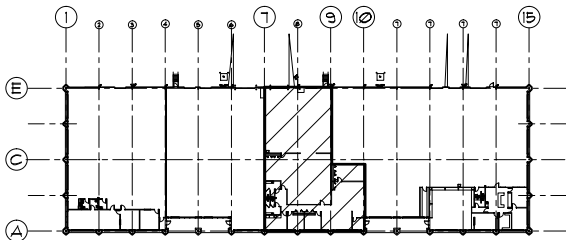
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FLOOR PLAN

BAYS 7-10

OFFICE AREA = 4,000 SF
 WAREHOUSE AREA = 2,500 SF
 TOTAL AREA = 6,500 SF



LOCATION PLAN



RESOURCE BUSINESS CENTRE I
 5399 LANCASTER DRIVE
 BROOKLYN HGTS., OHIO, 44131

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

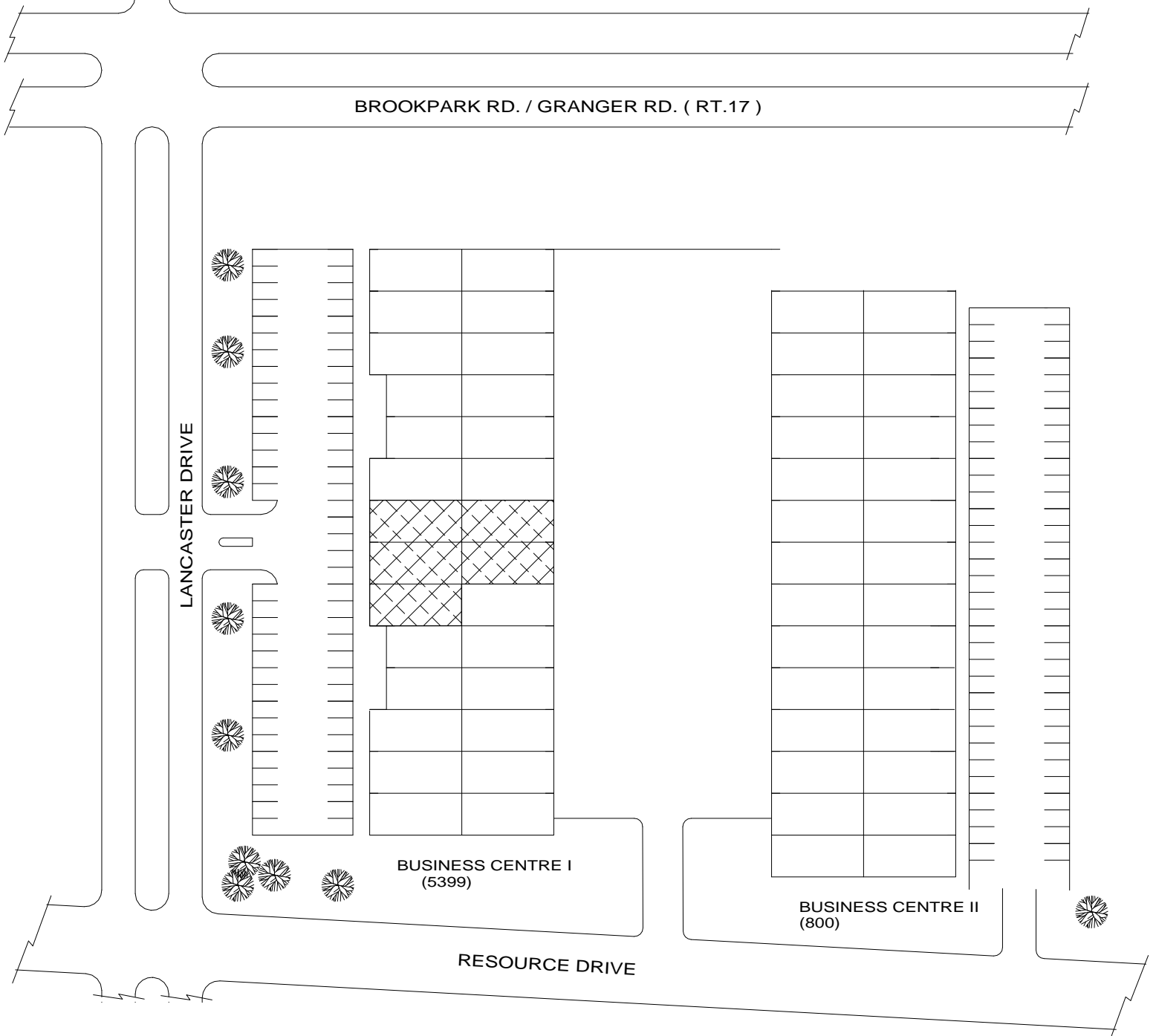
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RAY FOGG
 ENGINEERING • ARCHITECTURE • DEVELOPMENT

RAY FOGG BUILDING METHODS, INC.
 600 BROADWAY AVENUE, SUITE 140, CLEVELAND, OHIO 44115
 770-940-0800-7070

| OWNER/USER | DESIGNER | DATE | APPROVED BY | SCALE |
|------------|----------|--------------|-------------|-------|
| DMS | KLK | 2-21 2014 | A-1316 | A1 |

RESOURCE BUSINESS CENTRE I & II
5399 Lancaster Dr. & 800 Resource Drive
Brooklyn Heights, Ohio 44131



ENGINEERS CONTRACTORS DEVELOPERS

| DRAWN | CHECKED | DATE | DRAWING NO. |
|-------|---------|---------|-------------|
| FF | | 10-20-0 | RESRC12 |