

flexible spaces all the right places...

...Euclid Corridor Industrial Mall
1100 East 222nd St., Euclid, 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.

Located directly south of I-90/East 222nd St. exit, Euclid Corridor Industrial Mall is within minutes of downtown Cleveland and is easily accessible from I-90, I-271 and Route 2. The property offers affordable warehouse space of various sizes in the pro-business community of Euclid, Ohio.



“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
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STANDARD BUILDING SPECIFICATIONS

Euclid Corridor Industrial Mall

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

Shared Features

- 10.2 acre site fronting East 222 Street, south of St. Clair and I-90, north of Euclid Avenue (Rt. 6) in Euclid, Ohio.
- Immediately accessible from the four-way interchange of East 222nd Street and I-90.
- 16 miles from downtown Cleveland.

PROPERTY DATA

- Building I: 172,582 SF
- Building II: 6,115 SF

CLEAR HEIGHT

- Varies from 17' 3" to 11' 2"

ROOF

- Bar joist and deck
- Built-up roof

COLUMN SPACING

- Varies (28' x 20', 24' x 50' and 36'-3" x 50")

TRUCK ACCESS/DOORS

- Truck docks with industrial overhead doors
- Drive ins with 10' x 12' and 12' x 14' overhead doors
- Personnel Doors: 20 gauge flush hollow metal doors with hardware

EXTERIOR WALLS

- Metal panel facade
- 8" concrete block
- Brick (front)

WAREHOUSE LIGHTING

- Fluorescent fixtures
- Metal halide

SPRINKLER SYSTEM

- Wet / Ordinary hazard

HVAC

- Warehouse: gas-fired unit heaters (Heating: 60° temperature difference at 0° outside)
- Office: gas-fired furnace with electric air conditioner (Heating: 68° temperature difference at 0° outside; Air Conditioning: 15° temperature difference at 90° 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 or vinyl tile (V.C.T.)
- 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 closet and lavatory (at minimum)
- Lighting: florescent fixtures

PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drive / Ramps: asphalt and concrete

UTILITIES

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

1090 East 222nd St., Euclid, Ohio



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FOR LEASE

15,495 Sq. Ft. Warehouse – Office
1100 East 222nd Street, Euclid, Ohio

Individual Space Specifications

| | |
|-----------------------------------|---|
| Office Area: | 508 SF |
| Warehouse Area: | <u>14,987</u> SF |
| Total Area: | 15,495 SF |
| Unit Numbers: | 10 and 12 |
| Drive-in Doors: | One (1) 12' x 12' overhead door |
| Truck Docks: | Two (2) 4' recessed docks with 8' x 8' overhead doors |
| Eave Height: | (#10) 14' below bar joist (10'-3" to heaters) (#12) 13'-8" below bar joist |
| Column Spacing: | 28' x 20' |
| Electricity: | 120/208 Volt, 200 Amp, 3 phase, 4 wire service |
| 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: | \$1.04/SF/YR based upon actual costs for 2014. |

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.



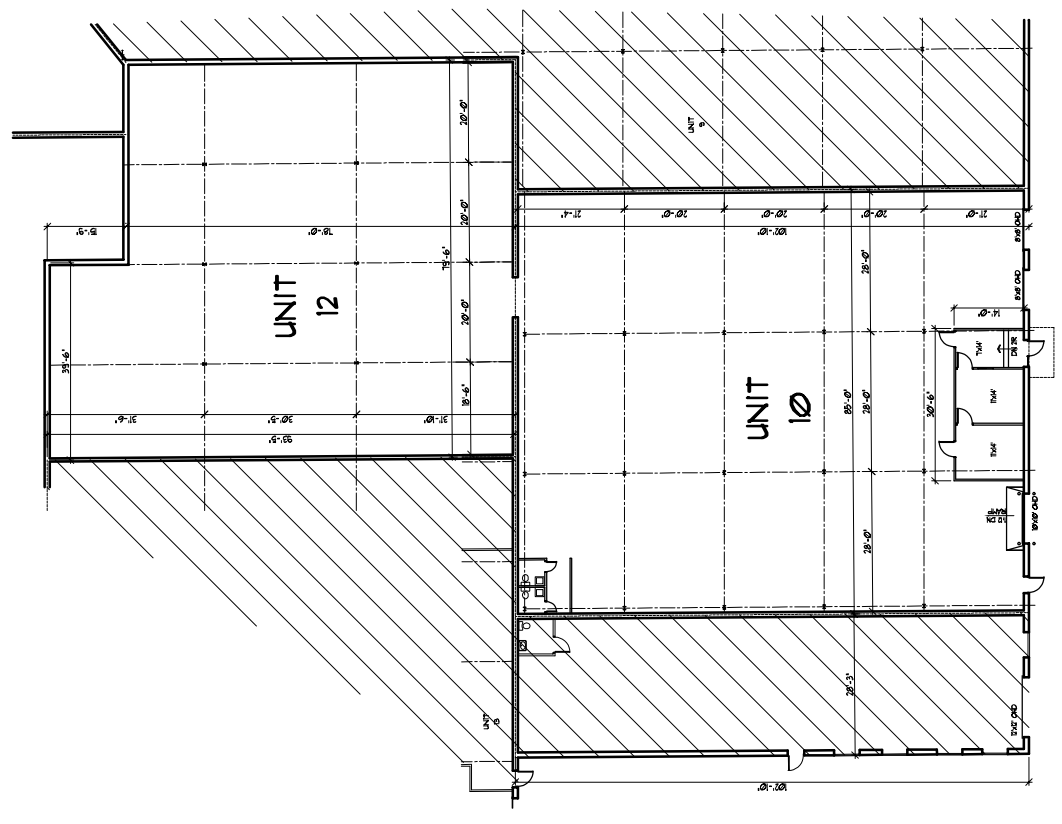
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Mark Ray, Vice President
216-351-7976, ext. 244
markray@fogg.com

Tom Blaz, Leasing Associate
216-351-7976, ext. 273
tblaz@fogg.com

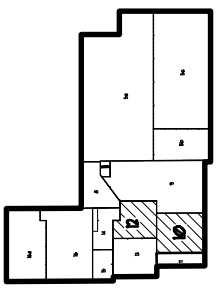
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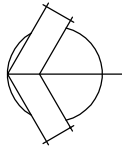


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|-----------|-----------|
| OFFICE | 508 SF |
| WAREHOUSE | 14,981 SF |
| TOTAL | 15,489 SF |


FLOOR PLAN
SUITE 10 & 12
15,489 SF



LOCATION
NO SCALE



EUCLID CORRIDOR INDUSTRIAL MALL
1000 EAST 72ND STREET
EUCLID, OHIO

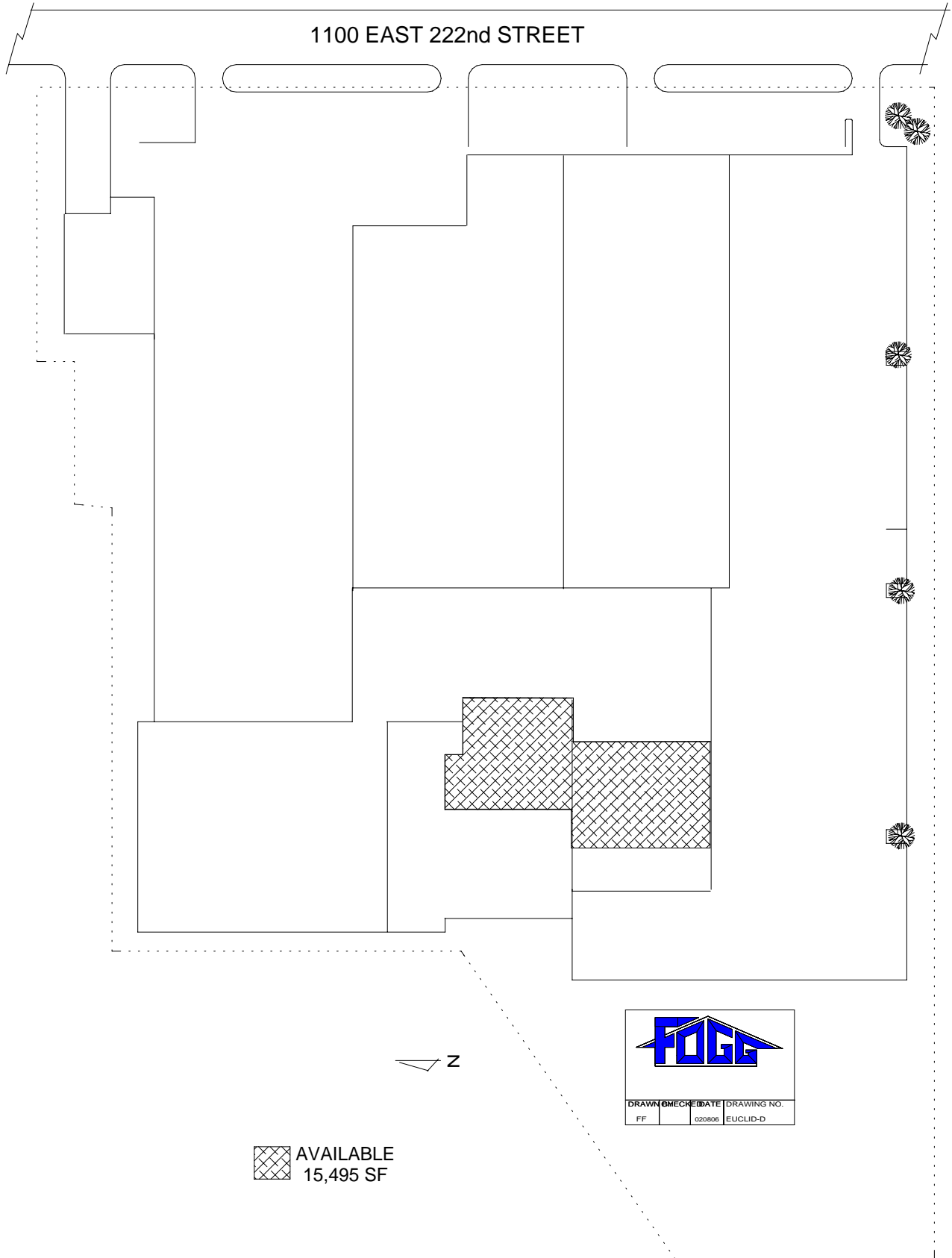
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|  <small>INDUSTRIES • COMMERCIAL • DEVELOPERS</small> RAY FOGG BUILDING SERVICES, INC. <small>880 KENTWOOD CIRCLE, SUITE 404 PAINESVILLE, OHIO 44069</small> | | | DATE | REV. | BY | APP. |
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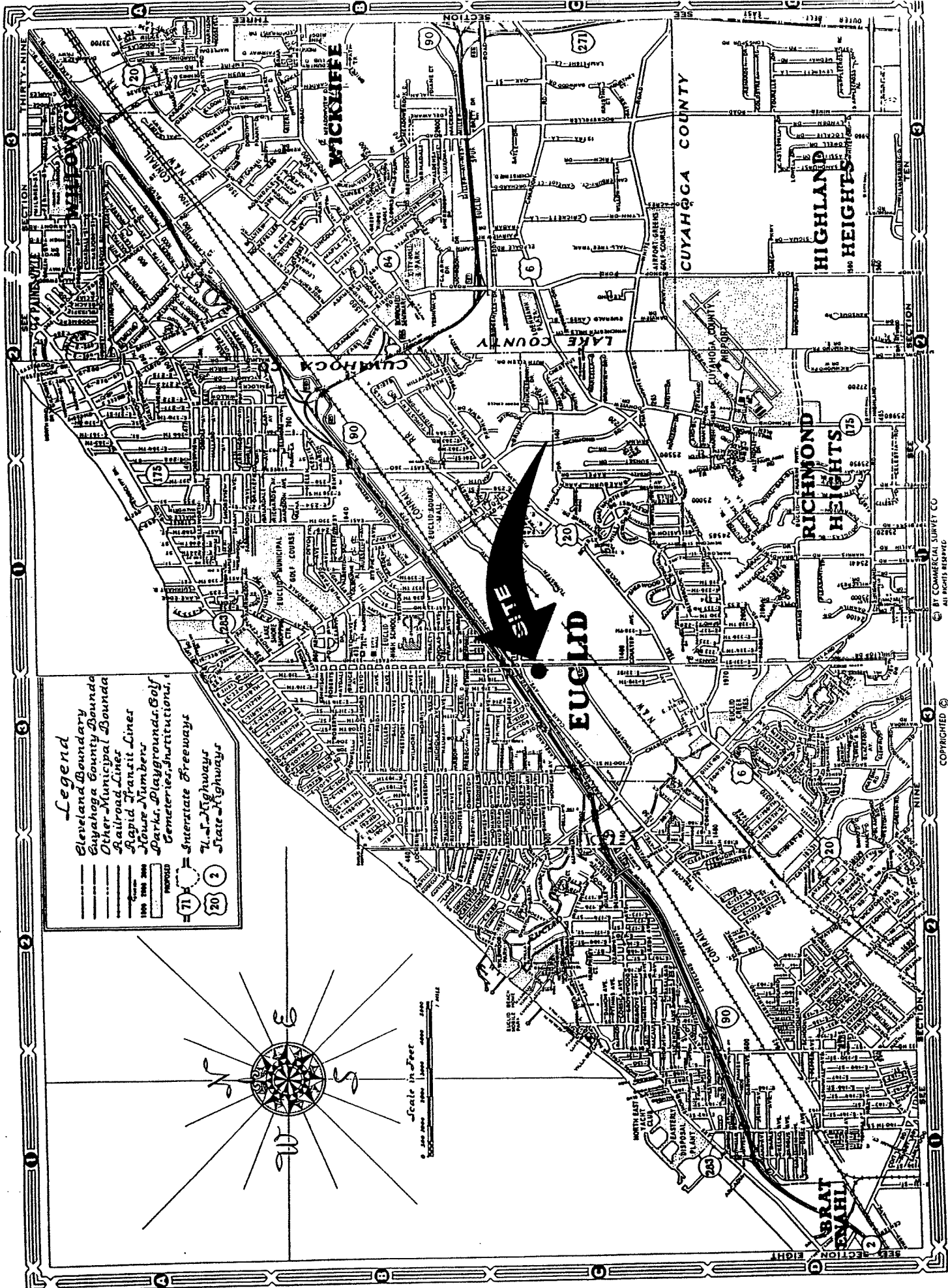
(216) 351-7916
1-877-129-3644

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

EUCLID CORRIDOR INDUSTRIAL MALL

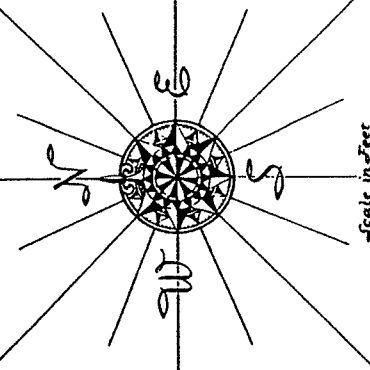
1100 EAST 222nd STREET
EUCLID, OHIO





Legend

- Cleveland County Boundary
- Cuyahoga County Boundary
- Other Municipal Boundary
- Railroad Lines
- Rapid Transit Lines
- House Numbers
- Parks, Playgrounds, Golf Courses
- Cemeteries, Institutions
- Interstate Freeways
- U.S. Highways
- State Highways



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