

# 600 Seasons Business Center New Construction!



**600 Seasons Road**  
Stow, Ohio

## 250,211 SF of High Bay Space

- 32' Clear Height
- ESFR Sprinklers
- Tax Abatement Available
- 8" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to State Route 8, I-80 & I-271
- Within Minutes of Downtown Akron, I-77, I-80, I-76, Akron-Canton (CAK) & Cleveland (CLE) Airports

**flexible spaces**  
all the right places.



"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

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

# STANDARD BUILDING SPECIFICATIONS

## 600 Seasons Business Center

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 State Route 8 Seasons Rd. interchange
- State Route 8 freeway visibility
- Access via Seasons Rd.
- Easy Access to I-77, Ohio Turnpike (I-80), I-271, I-480 and I-76
- Within minutes of the Akron-Canton Airport (CAK) and Cleveland Airports (CLE)

### PROPERTY DATA

- Total Project 250,211 SF

### EAVE HEIGHT

- 38' low side eave

### CLEAR HEIGHT

- 32'

### COLUMN SPACING

- 54' x 49'
- 54' x 60' Speed Bay

### 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

- 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" (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: energy efficient recessed indirect LED fixtures

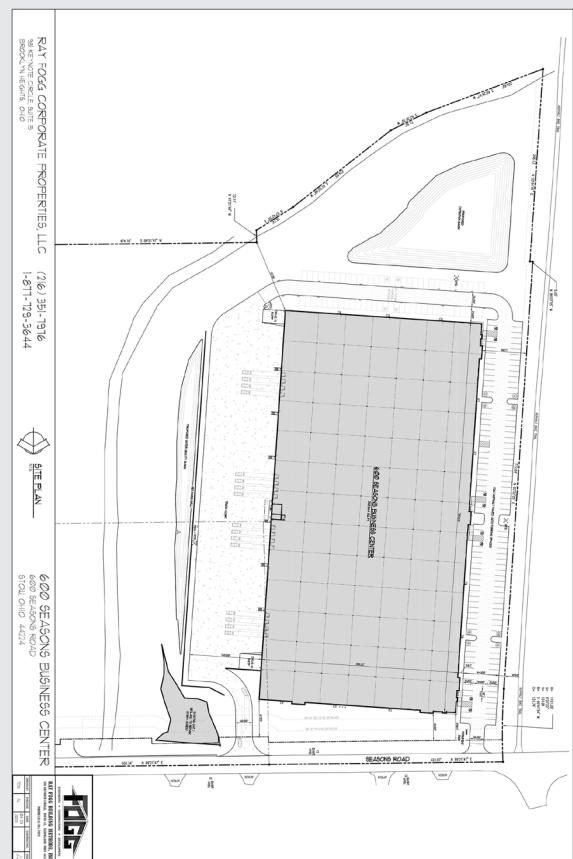
### PARKING & DRIVES

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

### UTILITIES

- Electric: First Energy
- Gas: Enbridge
- Water: City of Stow
- Sanitary and Storm Sewer: Summit County
- Telephone / Data / Fiber: AT&T

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



# ***FOR LEASE***

250,211 Sq. Ft. Warehouse – Office  
600 Seasons Road, Stow, Ohio

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## **Individual Space Specifications 600 Seasons Business Center**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	250,211 SF
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	54' x 49'; 54' x 60' Speed Bay
<b>Electricity:</b>	480/277 Volt, 800 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	LED Fixtures
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	1.41/SF/YR based upon 2025 budget costs from Seasons Business Center 6 and a 3% office built out.

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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**all the right places.**

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RAY FOGG CORPORATE PROPERTIES, LLC  
981 KENNOTE CIRCLE, SUITE 1B  
BROOKLYN HEIGHTS, OHIO

(216) 351-7976  
1-877-729-3644



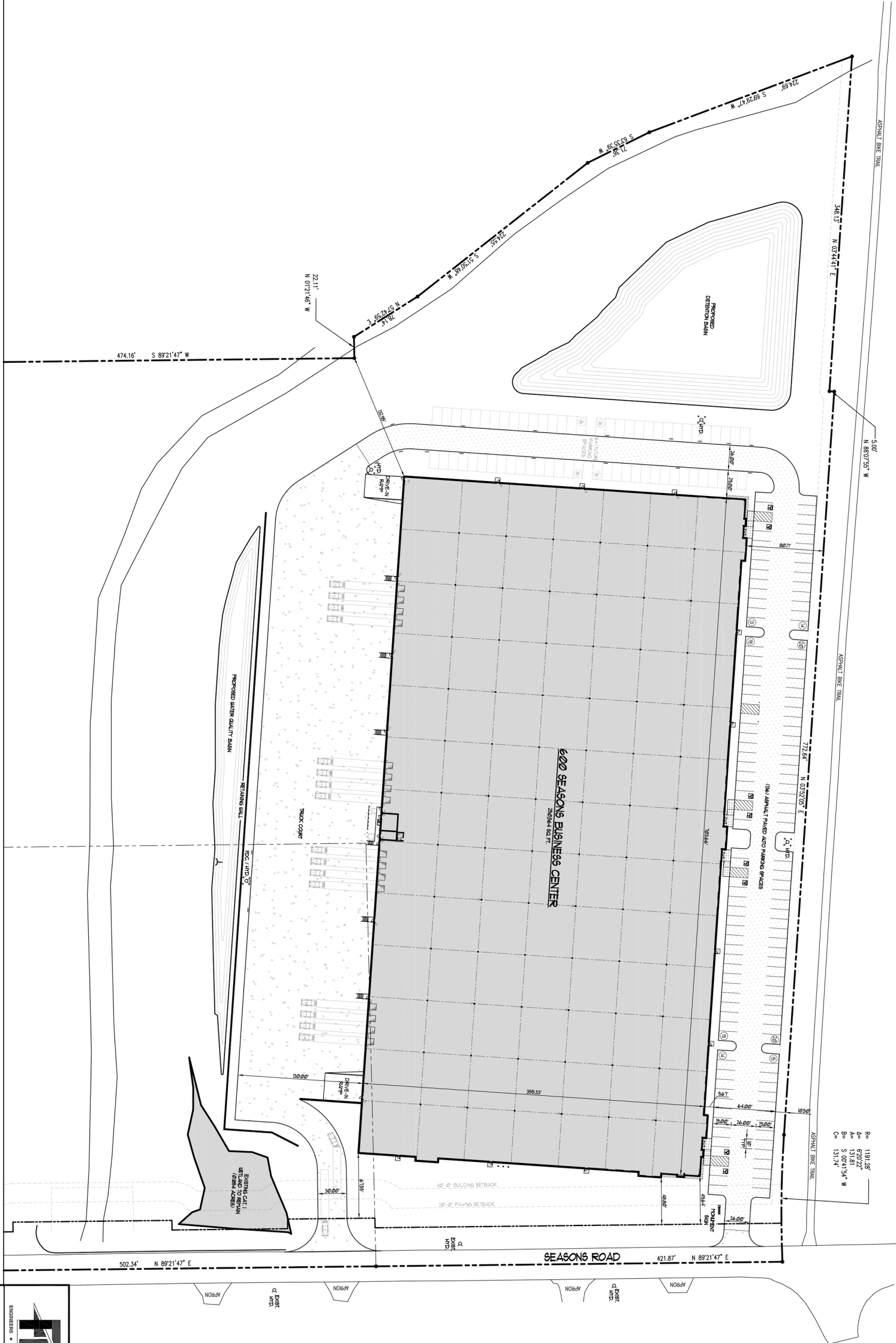
SITE PLAN  
N.T.S.

600 SEASONS BUSINESS CENTER  
600 SEASONS ROAD  
STOW, OHIO 44224

ENGINEERS • CONTRACTORS • DEVELOPERS

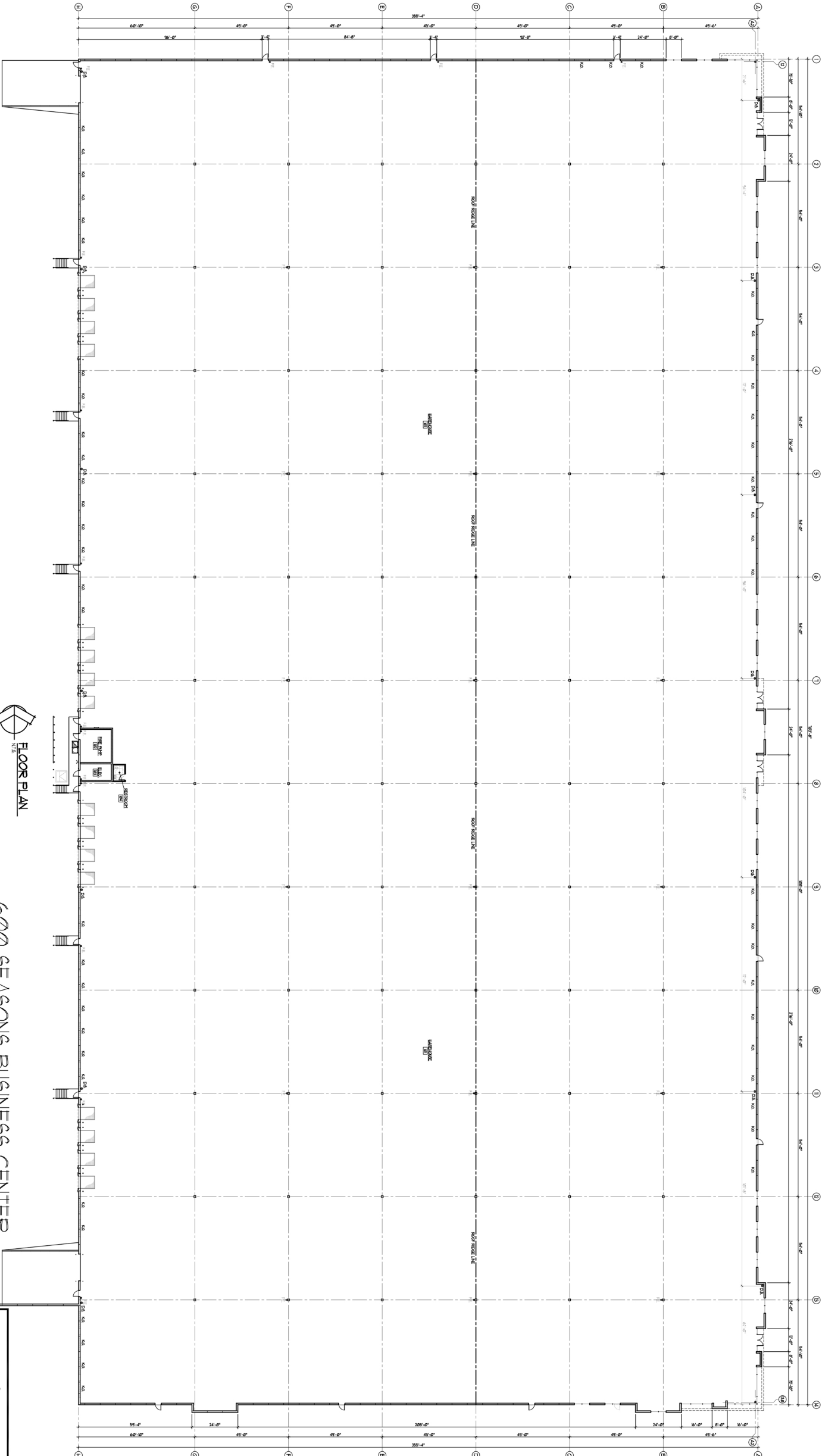
**RAY FOGG BUILDING METHODS, INC.**  
981 KENNOTE CIRCLE, SUITE 1B, CLEVELAND, OHIO 44111  
PHONE (216) 351-7976

DESIGNED BY	DATE	CONTRACT NO.	DRAW NO.
TDG	04-25-2025		A-1



B= 1191.96'  
A= 670.227'  
B= 131.81'  
C= 131.74'  
B= 5 00°41'54" W  
C= 131.74'





FLOOR PLAN

BUILDING AREA - 250,564 SQ. FT.

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD

STOW, OHIO 44224

RAY FOGG CORPORATE PROPERTIES, LLC

981 KENNOTE CIRCLE, SUITE 15

BROOKLYN HEIGHTS, OHIO

(216) 351-1916

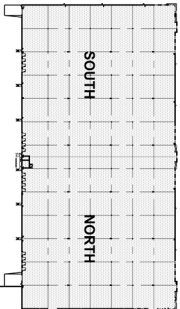
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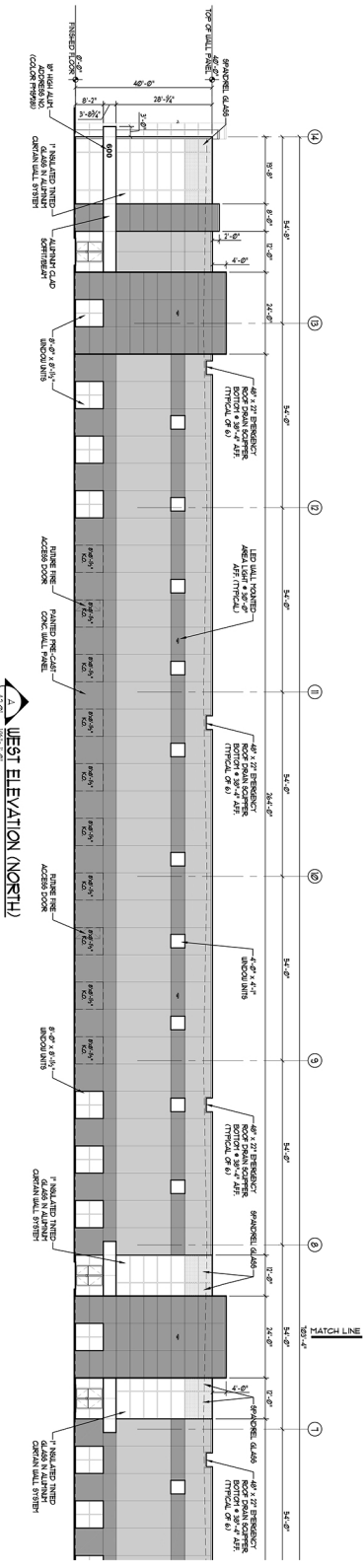
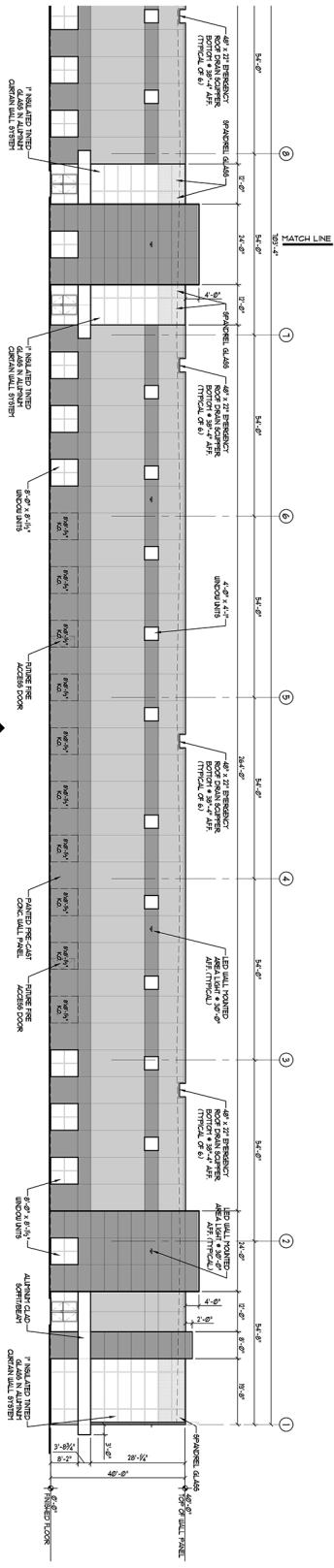
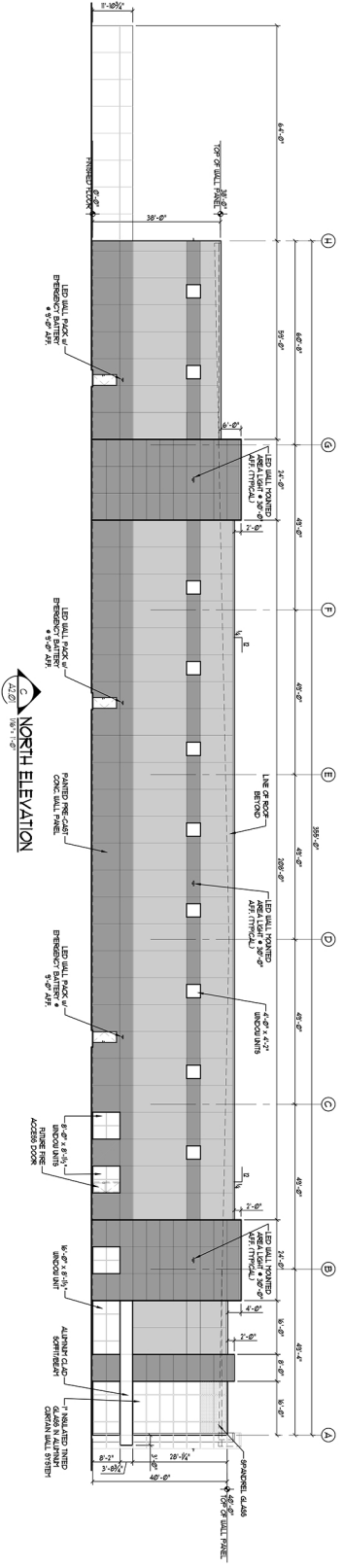
DESIGNED BY	CHECKED	DATE	CONTRACT NO.	DWG NO.
TDG	AL	02/23/23		A-1



COLOR LEGEND:

- A. TYPICAL EXTERIOR ACCTIC LATEX PAINT COATING w/
- B. TYPICAL EXTERIOR ACCTIC LATEX PAINT COATING w/
- C. EXTERIOR PAINTING, CLEAN, UNCOATED
- D. EXTERIOR PAINTING, CLEAN, UNCOATED
- E. EXTERIOR PAINTING, CLEAN, UNCOATED
- F. EXTERIOR PAINTING, CLEAN, UNCOATED
- G. EXTERIOR PAINTING, CLEAN, UNCOATED

NOTE: PAINT TO BE APPLIED TO ALL EXTERIOR SURFACES AND LOCATED TO MATCH COLOR OF PAINT IN MATCH LINE / AREA LOCATED

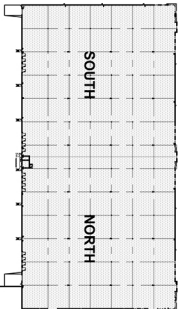


REVISIONS		ISSUE	
DATE	DESCRIPTION	DATE	DESCRIPTION
1/18/24	DESIGN DEVELOPMENT	1/18/24	DESIGN DEVELOPMENT
02/05/24	BIDDING	02/05/24	BIDDING
03/05/24	CONSTRUCTION	03/05/24	CONSTRUCTION
04/05/24	AS-BUILT	04/05/24	AS-BUILT

ELEVATIONS

600 SEASONS BUSINESS CENTER

600 SEASONS ROAD  
STOW, OHIO 44224



COLOR LEGEND:

- A. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- B. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- C. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- D. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- E. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- F. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- G. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/
- H. FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/

NOTE: FOGG BUILDING SYSTEMS ACCTIC LAMINATE COATING w/

DATE

DATE	DESCRIPTION	REVISION
1/1/24	DESIGN DEVELOPMENT	1
02/01/24	DESIGN DEVELOPMENT	2
03/01/24	DESIGN DEVELOPMENT	3
04/01/24	DESIGN DEVELOPMENT	4
05/01/24	DESIGN DEVELOPMENT	5
06/01/24	DESIGN DEVELOPMENT	6
07/01/24	DESIGN DEVELOPMENT	7
08/01/24	DESIGN DEVELOPMENT	8
09/01/24	DESIGN DEVELOPMENT	9
10/01/24	DESIGN DEVELOPMENT	10
11/01/24	DESIGN DEVELOPMENT	11
12/01/24	DESIGN DEVELOPMENT	12

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ELEVATIONS

600 SEASONS BUSINESS CENTER

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