

flexible spaces all the right places...



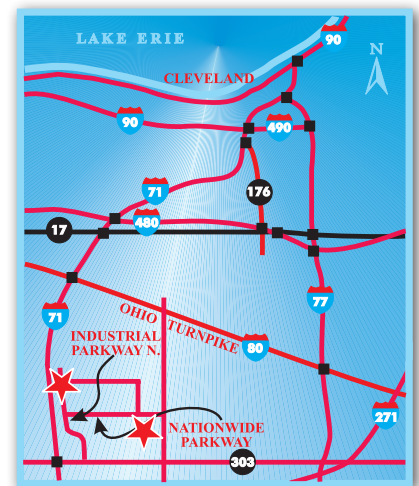
...Brunswick Business Centre I & II
2774 & 2792 Nationwide Parkway



...Brunswick Business Centre III & IV
1126 & 1130 Industrial Parkway

“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.

Well located near the intersection of I-71 and State Rt. 303 in Brunswick, Ohio, Fogg’s properties are within the thriving Brunswick Industrial Park. The park is located within minutes of the Ohio Turnpike I-80, I-71 and Cleveland Hopkins International Airport. These office/warehouse buildings are designed to be easily altered to fit a variety of distribution and light manufacturing uses.



“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

Brunswick 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

Shared Features

- Located in the Brunswick Industrial Park at the four way interchange of I-71 and Rt. 303
- Easy access to I-71, Ohio Turnpike I-80, I-271 and West 130th St.

Brunswick Business Centre I & II

- 6.23 acre site fronting onto West 130th St. & Nationwide Parkway in Brunswick, Ohio

Brunswick Business Centre III & IV

- 6.18 acre site fronting onto Industrial Parkway North and I-71 in Brunswick, Ohio

PROPERTY DATA

- | | |
|----------------------------------|-----------|
| • Brunswick Business Centre I: | 39,360 SF |
| • Brunswick Business Centre II: | 49,700 SF |
| • Brunswick Business Centre III: | 40,213 SF |
| • Brunswick Business Centre IV: | 40,213 SF |

EAVE HEIGHT

- 20'

COLUMN SPACING

- | | |
|---------------------------------------|-----------|
| • Brunswick Business Centre I: | 25' x 40' |
| • Brunswick Business Centre II: | 25' x 50' |
| • Brunswick Business Centre III & IV: | 25' x 40' |

TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel: 20 gauge plush hollow metal doors

ROOF

- 2" standing seam, 24 gauge aluminized steel, single-sloped with 4" vinyl faced insulation (U = .08; R = 13)

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet / Ordinary hazard

EXTERIOR WALLS

Brunswick Business Centre I & II

- 3" interlocking metal panels with 3" insulation (U = .10; R = 10) and a pebble-grained, fluoropolymer finish
- Dryvit wall systems

Brunswick Business Centre III & IV

- 3" interlocking metal facade panels with pebble-grained, fluoropolymer finish and 3" insulation (U=10; R=10)
- Prepainted aluminum clad Weyerhaeuser Panel 15

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

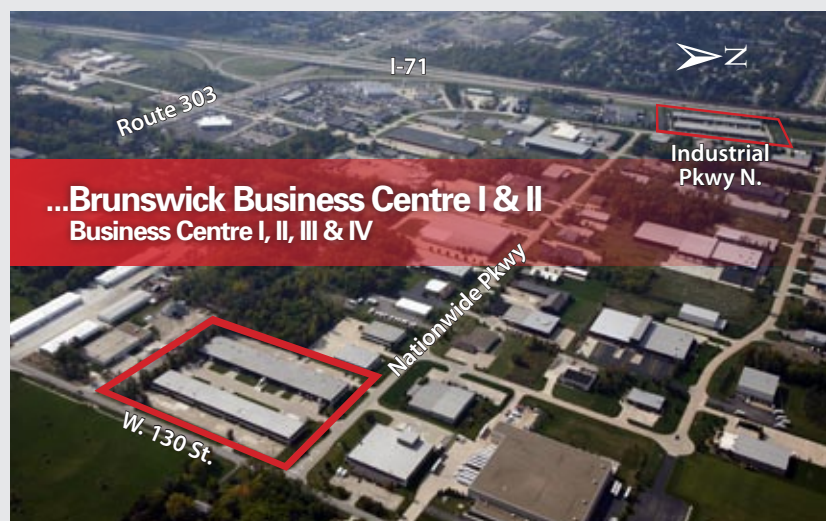
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid System
- Floor: commercial grade carpeting or vinyl tile (V.C.T.)
- Entrance Doors: glass with aluminum tubular frames
- Interior Doors: 1-3/8" flush birch doors with hardware
- Windows: insulated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

PARKING & DRIVES

- Automobile Parking: 4" concrete
- Truck Drives / Ramps: 7" concrete in truck drives and docks

UTILITIES

- Electric: Ohio Edison
- Gas: Columbia Gas of Ohio
- Telephone: Verizon
- Water: City of Cleveland (main - 12")
- Sanitary Sewer: City of Brunswick (main - 10")
- Storm Sewer: Medina County



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FOR LEASE

8,106 Sq. Ft. Warehouse – Office
1130 Industrial Parkway N., Brunswick, Ohio 44212

Individual Space Specifications Brunswick Business Centre IV

Office Area: 4,293 SF
Warehouse Area: 3,813 SF
Total Area: 8,106 SF

Unit Number: 1

Drive-in Doors: One (1) 12' x 14' overhead door

Truck Docks: One (1) dock door 8' x 8'

Eave Height: 20'

Column Spacing: 25' x 40'

Electricity: 120/208 Volt, 200 Amp, 3 phase, 4 wire service

Lighting: High lumen T8 lamps and instant start, electronic ballasts:
• 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: \$2.47/SF/YR based upon budget costs for 2019.

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.



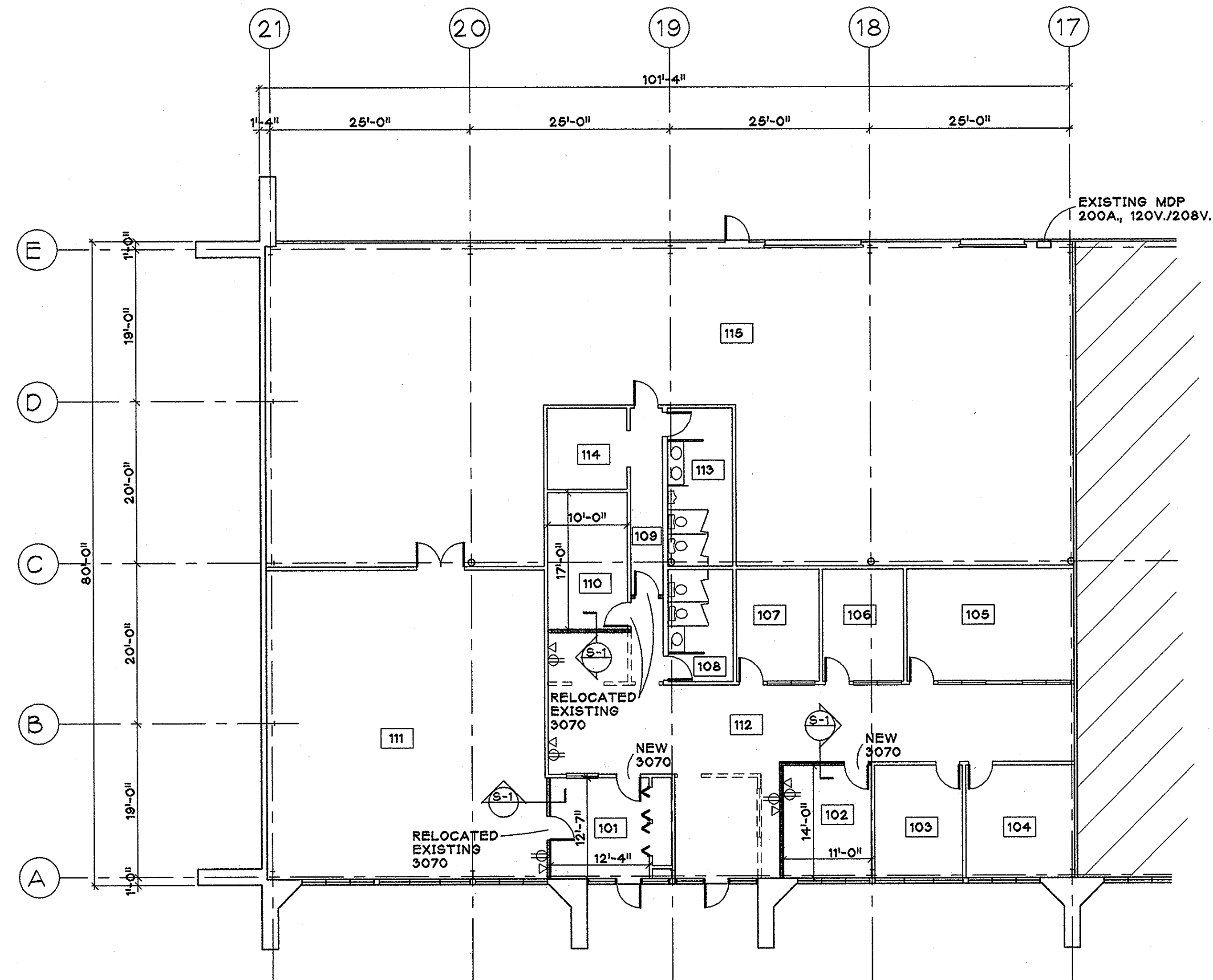
flexible spaces
all the right places.

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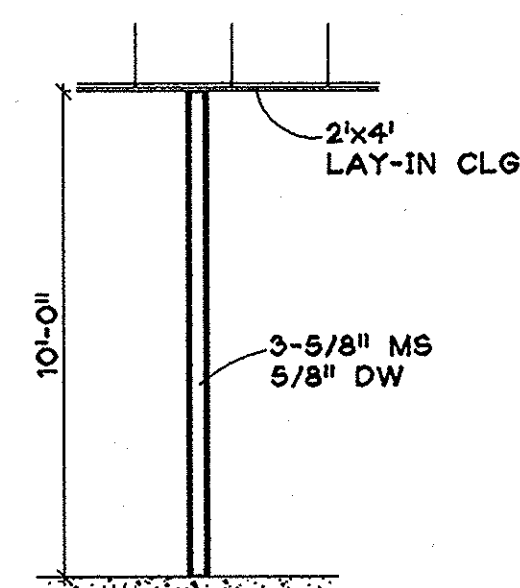
RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131
The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.



FLOOR PLAN
3/32" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN.
- NEW PARTITION WALLS.
- - - - - DEMO: EXISTING WALLS TO BE REMOVED.
- 100 ROOM IDENT. NO.
- ▷ TELEPHONE OUTLET
- ⊕ 120V, 20A, 3 WIRE GROUNDING TYPE DUPLEX RECEPTICAL

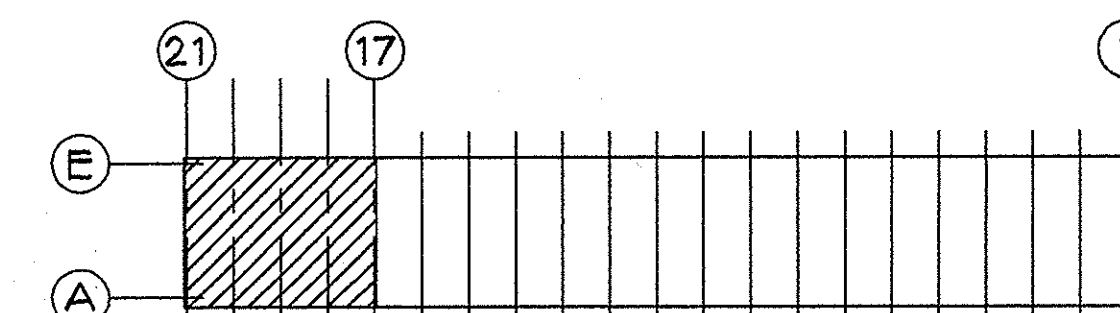


SECTION S-1
1/4" = 1'-0"

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	GENERAL NOTES
		NEW VINYL TILE	NEW CARPET	4" VINYL COVE	NEW 2x4 LAY-IN TILES	
		EXISTING	EXISTING	EXISTING	EXISTING	
		SEE ROOM NOTE	SEE ROOM NOTE	SEE ROOM NOTE	SEE ROOM NOTE	
101	LOBBY	•	•	•	•	
102	OFFICE	•	•	•	•	
103	OFFICE	•	•	•	•	
104	OFFICE	•	•	•	•	
105	OFFICE	•	•	•	•	
106	OFFICE	•	•	•	•	
107	OFFICE	•	•	•	•	
108	WOMEN	•	•	•	•	
109	HALL	•	•	•	•	
110	COMPUTER ROOM	•	•	•	•	
111	ASSEMBLY	•	•	•	•	
112	GENERAL OFFICE	•	•	•	•	
113	MEN	•	•	•	•	
114	LUNCH	•	•	•	•	
115	WAREHOUSE	•	•	•	•	

- NOTE:** ALL GLAZING IN DOORS, SIDELITES & WINDOWS MUST BE SAFETY GLASS & MEET ALL OBBC 2405 REQUIREMENTS.
- ALL EGRESS HARDWARE SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- NEW PARTITION WORK SHALL BE 3-5/8", 20 GA., @ 16" O.C. WITH 5/8" DRYWALL BOTH SIDES. ALL DRYWALL SHALL BE TAPED AND SANDED.
- REWORK EXISTING CEILINGS AS REQUIRED IN AREAS NOTED. PROVIDE NEW 2x4 LAY-IN GRID ACOUSTICAL CEILING IN RENOVATED AREAS.
- ALL EXISTING LIGHTING TO BE INSPECTED AND DELIVERED IN GOOD WORKING ORDER.
- ALL EXISTING HEATING AND VENTILATION EQUIPMENT TO BE INSPECTED AND DELIVERED IN GOOD WORKING ORDER.
- ALL OVERHEAD DOORS TO BE INSPECTED AND DELIVERED IN GOOD WORKING ORDER.
- ROOM 101: PREP EXISTING FLOOR AND INSTALL NEW CARPET. INSTALL NEW STUD AND DRYWALL PARTITION (SEE FLOOR PLAN FOR LOCATION). INSTALL RELOCATED RECEPTION WINDOW AND NEW DOOR (SEE FLOOR PLAN FOR LOCATION). NEW AND EXISTING WALLS TO BE PAINTED. EXISTING BI-FOLD CLOSET DOORS TO BE REFINISHED AND ADJUSTED.
- ROOM 102, 105, & 112: PREP EXISTING FLOOR AND INSTALL NEW CARPET.
- ROOM 111: NEW AND EXISTING WALLS TO BE PAINTED. EXISTING FLOOR TO BE LEVELED AND PAINTED WITH WATER BASED URETHANE EPOXY. EXISTING WINDOW BLINDS TO BE REPAIRED OR REPLACED FROM EXISTING STOCK. EXISTING CEILING TILES TO BE REPAIRED OR REPLACED FROM EXISTING STOCK.
- NEW ELECTRICAL DUPLEX RECEPTICALS AND TELEPHONE OUTLETS TO BE INSTALLED IN STRICT COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL ELECTRICAL CODES. NEW TELEPHONE OUTLETS TO CONSIST OF STANDARD ELECTRICAL WALL OUTLET WORK BOX, 1/2 DIAM. ELECTRICAL CONDUIT FROM WORK BOX TO 2" ABOVE TOP WALL PLATE, AND OUTLET COVER PLATE. ALL WIRING BY LESSEE.



LOCATION PLAN
NO SCALE

GROENEVELD

BRUNSWICK BUSINESS CENTRE IV
BRUNSWICK, OHIO



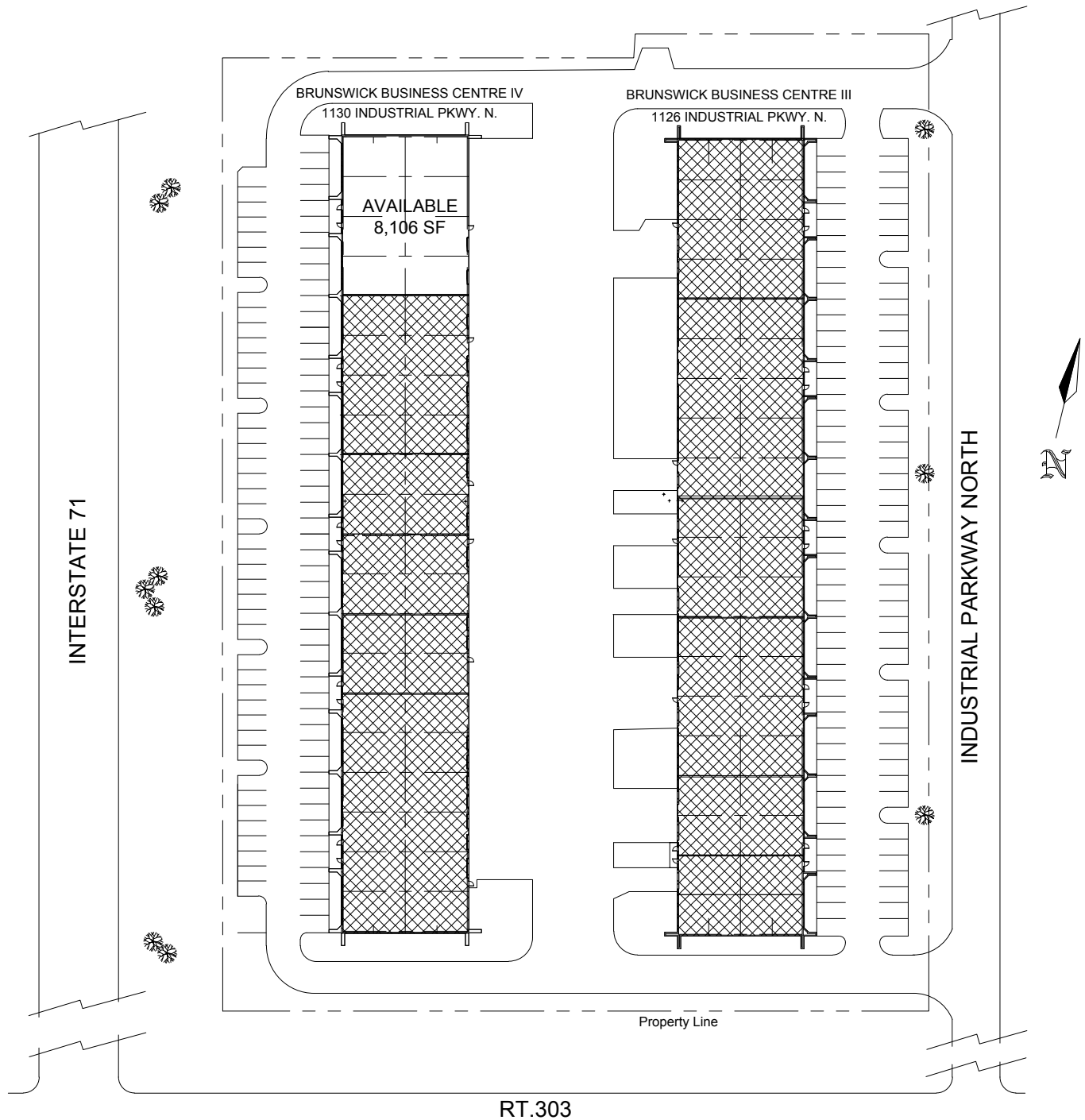
RAY FOGG BUILDING METHODS, INC.
981 KEYNOTE CIRCLE, SUITE 115, CLEVELAND, OHIO 44131
PHONE (216) 861-7976



DRAWN BY	CHECKED	DATE	CONTRACT NO.	DWG. NO.
L.B.	KLK	3-18 1998	A-1330-M	A-1

BRUNSWICK BUSINESS CENTRE III&IV

1126-1130 INDUSTRIAL PARKWAY NORTH
BRUNSWICK, OHIO 44212



 LEASED



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED	DATE	DRAWING NO.
TDG		1-25-19	BRUN34