

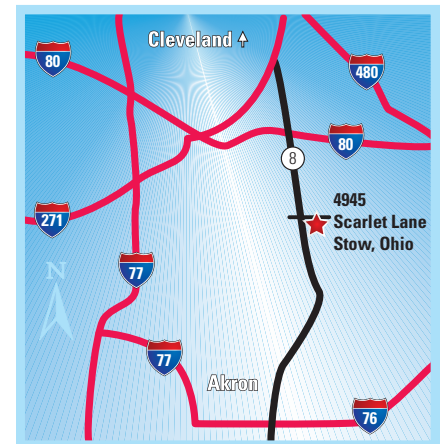
Seasons Business Center 1 New Construction!



...4945 Scarlet Lane
Stow, Ohio

114,188 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

4945 Scarlet Lane, Seasons Business Center 1

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 114,188 SF

EAVE HEIGHT

- 36' low side eave, 40' high side eave

CLEAR HEIGHT

- 32' to 36' Clear Height

COLUMN SPACING

- 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 T-5 high bay fluorescent fixtures

INTERIOR WAREHOUSE & DEMISING WALLS

- Drywall on metal studs; or Insulated metal panel

EXTERIOR WALLS

- Precast concrete with insulated core

HVAC

- 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)
- Warehouse: 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 T-8 recessed fluorescent lighting

PARKING & DRIVES

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

UTILITIES - All available at the street

- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- 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

27,106 Sq. Ft. Warehouse – Office
4945 Scarlet Lane, Stow, Ohio

Individual Space Specifications

Office Area:	To Suit
Warehouse Area:	<u>To Suit</u>
Total Area:	27,106 SF
Drive-in doors:	To suit
Truck Docks:	To suit
Clear Height:	32'
Column Spacing:	54' x 50' and 54' x 60'
Electricity:	480/277 Volt, 800 Amp, 3 phase, 4 wire service
Lighting:	High lumen T-8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T-12 lighting)• Only 7% luminary depreciation over the life of the bulb
Sprinklers:	Wet/Early Suppression Fast Response (ESFR)
Est. Operating Costs:	\$1.14/SF/YR based upon budgeted expenses 2016.

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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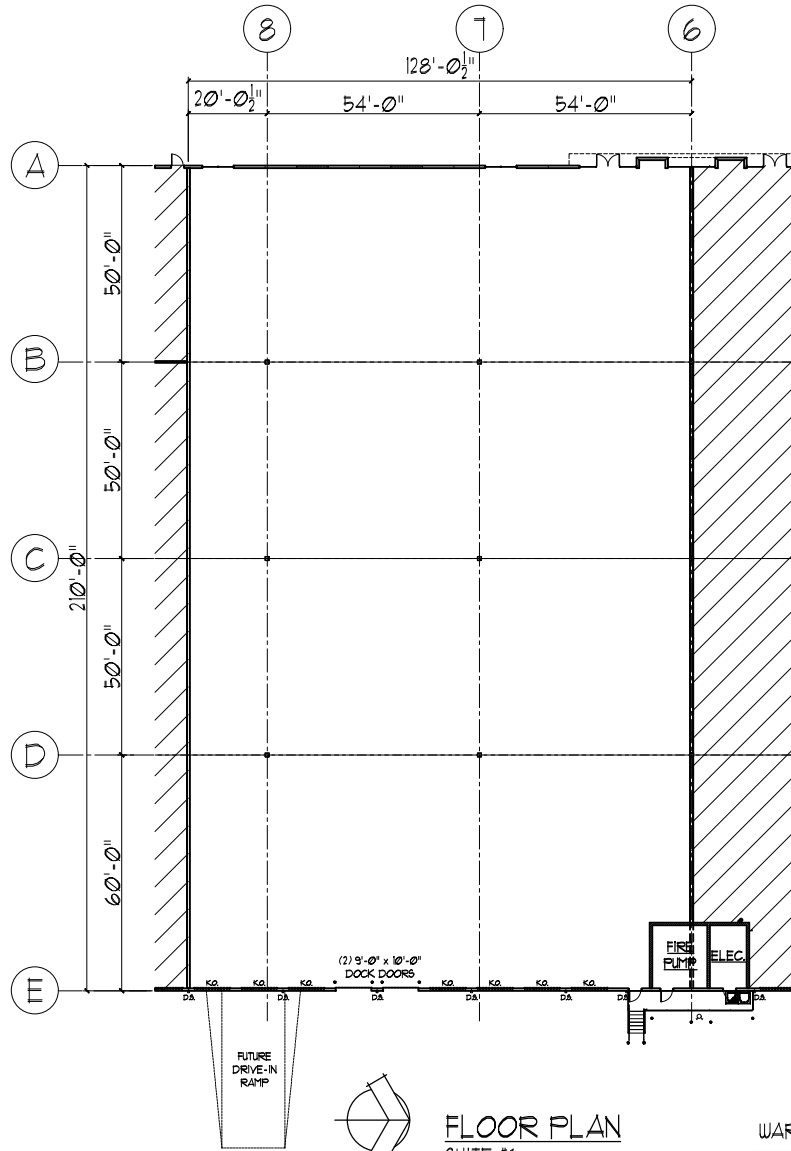
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FLOOR PLAN
SUITE #6

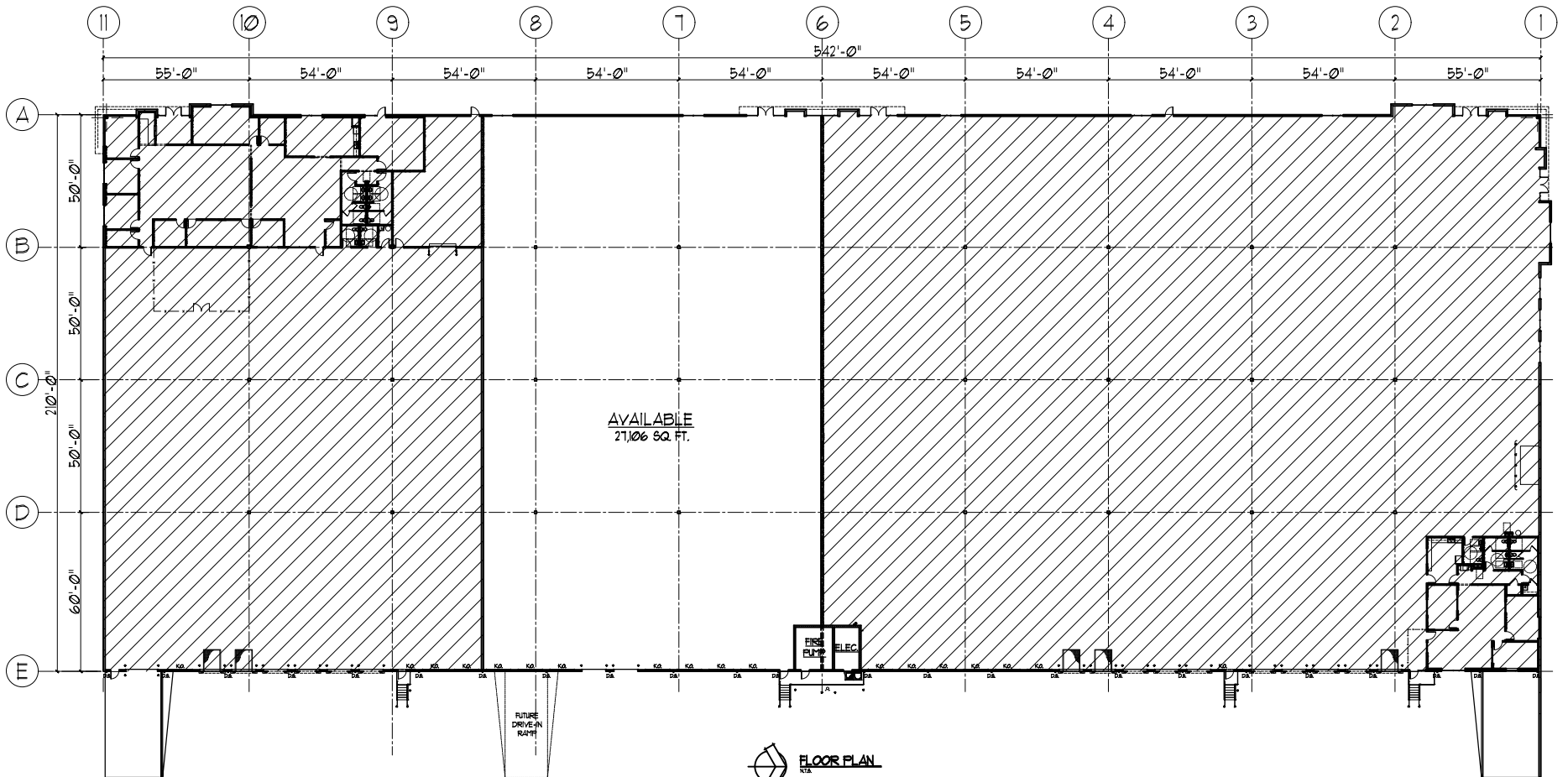
WAREHOUSE AREA = 27,106 SF
TOTAL AREA = 27,106 SF

SEASONS BUSINESS CENTER I
4945 SCARLET LANE
STOW, OHIO 44224

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

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

FOGG <small>ENGINEERING • CONSTRUCTION • DEVELOPMENT</small>				
RAY FOGG BUILDING METHODS, INC. <small>ONE WYNDHAM SQUARE, SUITE 115, CLEVELAND, OHIO 44115 PHONE (216) 861-7973</small>				
DESIGNED BY	DRAWN BY	DATE	CONTRACT NO.	REV. NO.
TDG	KLK	04-25 2016		A-1



AVAILABLE AREA: 21,106 SQ. FT.

SEASONS BUSINESS CENTER I
4945 SCARLET LANE
STOW, OHIO 44224

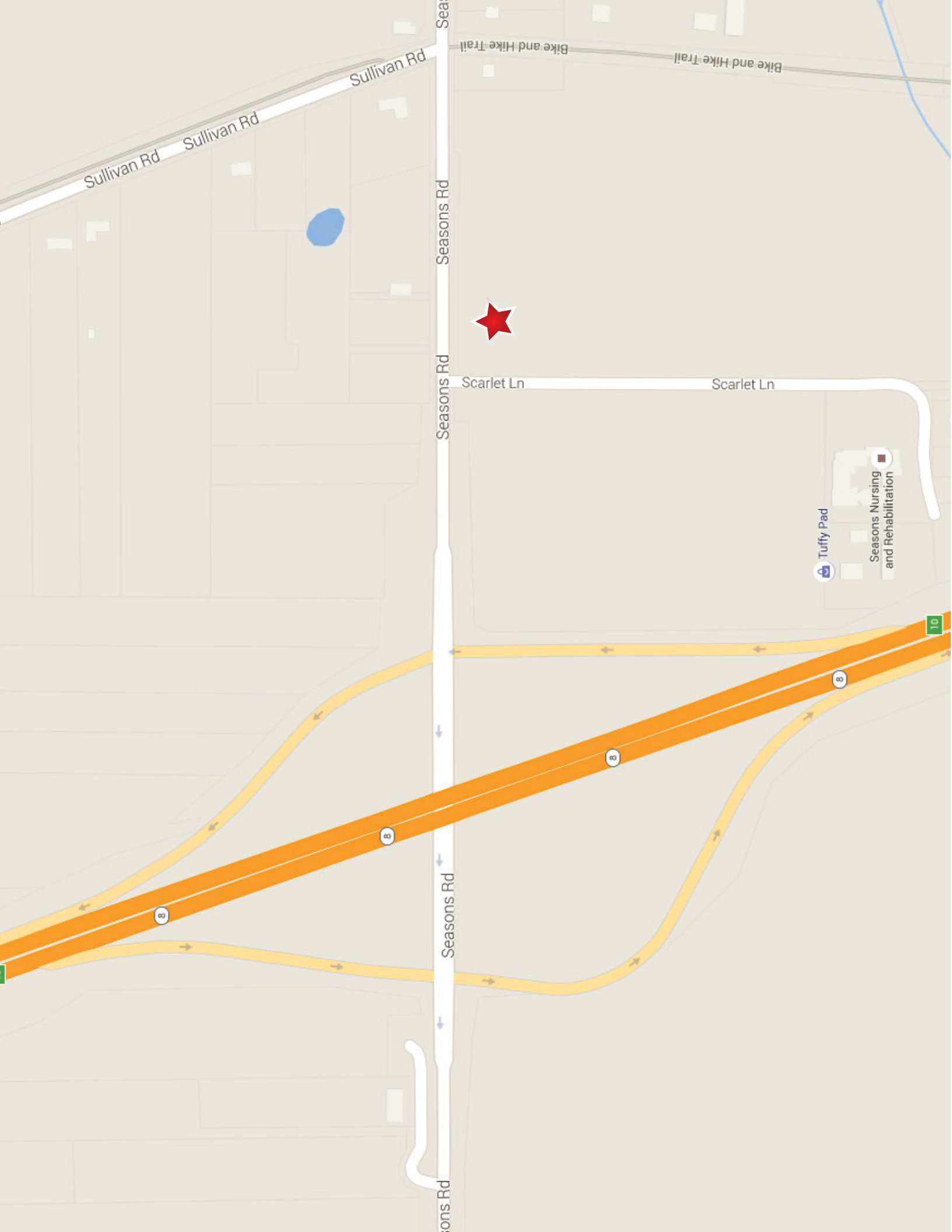
RAY FOGG CORPORATE PROPERTIES, LLC
381 KEYNOTE CIRCLE, SUITE 15
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FOGG
PROPOSED • CONSTRUCTION • RENOVATION

RAY FOGG BUILDING SERVICES, INC.
200 UNIVERSITY AVENUE, SUITE 400, CLEVELAND, OHIO 44115
PHONE (216) 899-0099

DATE	BY	APP. BY	SCALE	SHEET NO.
TDC	KLK		04-25 20%	A-1



Sullivan Rd

Sullivan Rd

Sea

Seasons Rd

Seasons Rd

Seasons Rd

Seasons Rd

Scarlet Ln

Scarlet Ln

Tuffy Pad

Seasons Nursing and Rehabilitation

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8

8

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