

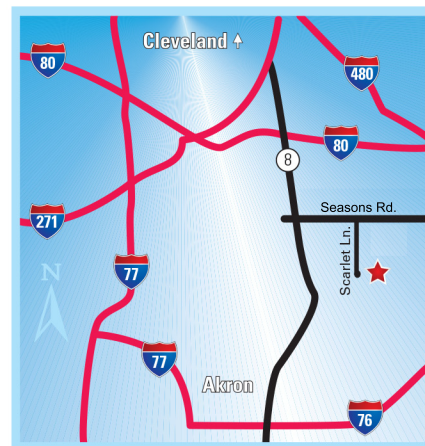
# Seasons Business Center 3 New Construction!



**...4863 Scarlet Lane**  
Stow, Ohio

## 136,868 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

4863 Seasons Rd., Seasons Business Center 3

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.



**flexible spaces**  
all the right places.

## 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 136,868 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: 60°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

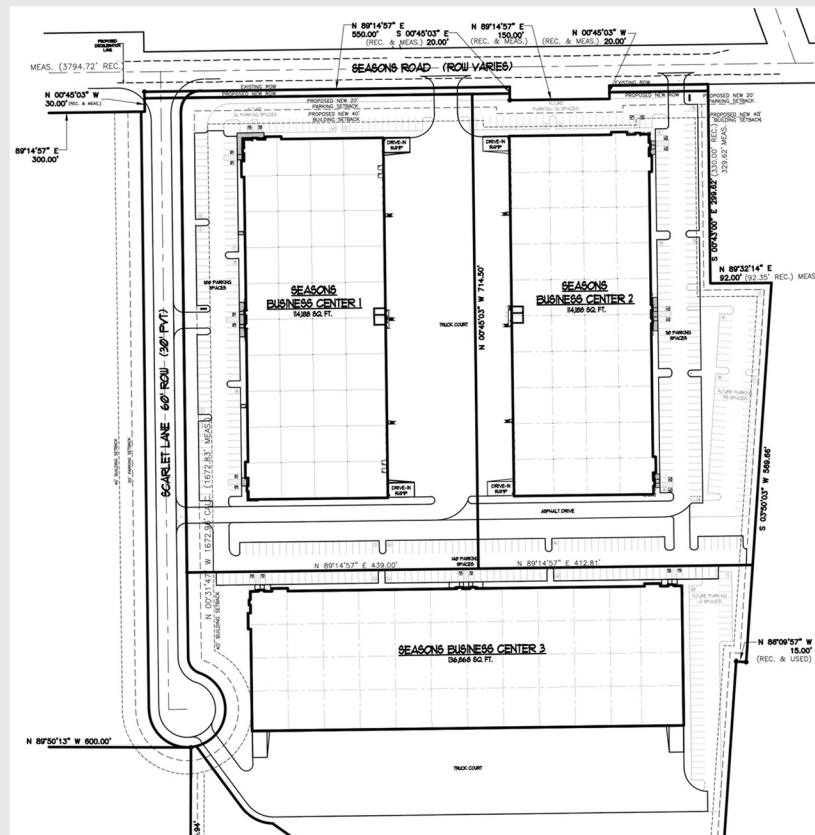
## PARKING & DRIVES

- 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***

34,564 Sq. Ft. Warehouse – Office  
4863 Scarlet Lane, Stow, Ohio

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## **Individual Space Specifications Seasons Business Center 3**

<b>Office Area:</b>	To Suit
<b>Warehouse Area:</b>	<u>To Suit</u>
<b>Total Area:</b>	34,564 SF
<b>Unit Number:</b>	7
<b>Drive-in doors:</b>	To suit
<b>Truck Docks:</b>	To suit
<b>Clear Height:</b>	32' - 36'
<b>Column Spacing:</b>	54' x 50' and 54' x 60'
<b>Electricity:</b>	480/277 Volt, 800 Amp, 3 phase, 4 wire service
<b>Lighting:</b>	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none"><li>• Energy efficient (50% less consumption than traditional T12 lighting)</li><li>• Only 7% luminary depreciation over the life of the bulb</li></ul>
<b>Sprinklers:</b>	Wet/Early Suppression Fast Response (ESFR)
<b>Est. Operating Costs:</b>	\$0.83/SF/YR based upon 2019 budget costs and a 10% office build 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.

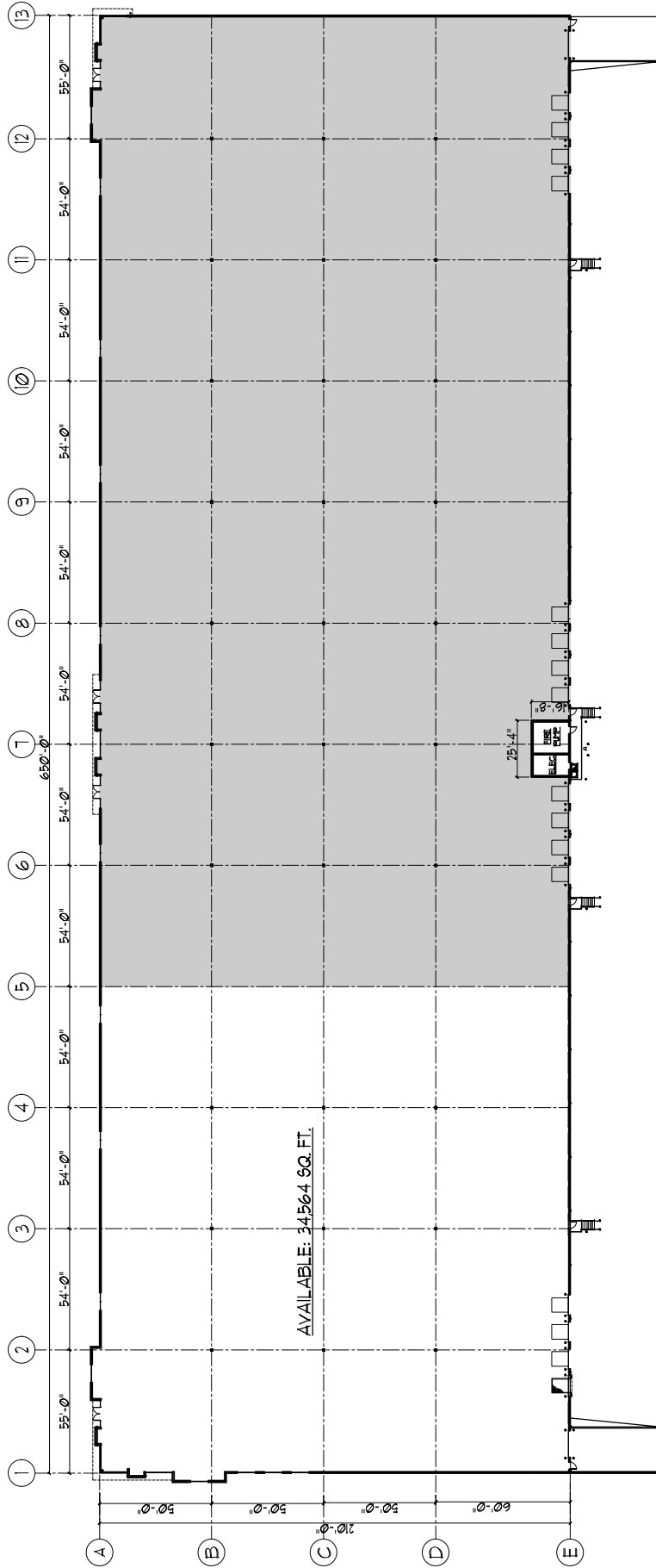


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**all the right places.**

Mark Ray, Vice President  
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216-351-7976, ext 273  
tblaz@fogg.com

**fogg.com**



**SEASONS BUSINESS CENTER 3**  
 4863 SCARLET LANE  
 STOW, OHIO 44224

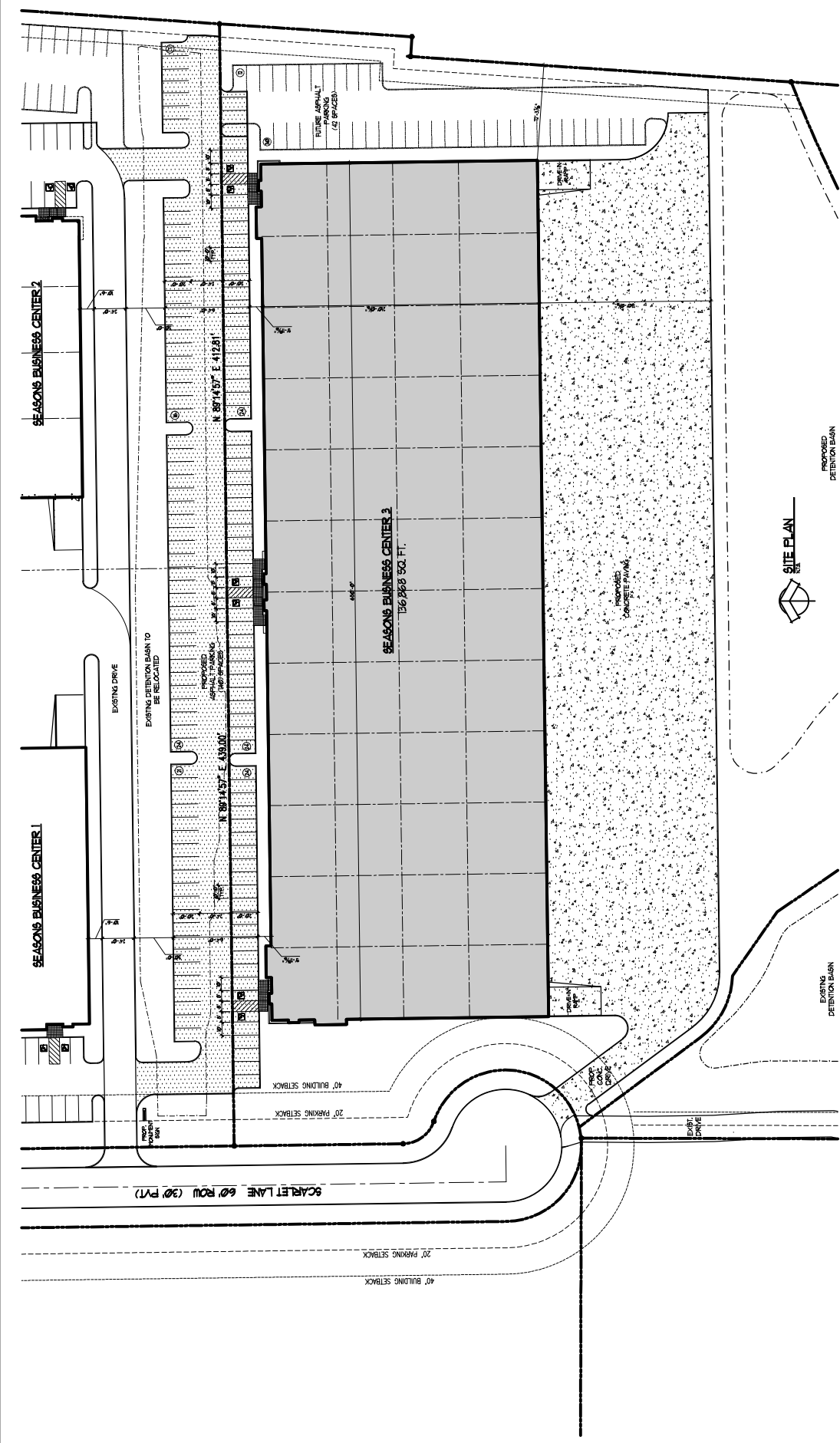
(216) 351-1916  
 1-877-729-3644

**RAY FOGG CORPORATE PROPERTIES, LLC**  
 981 KENTNOTE CIRCLE, SUITE 15  
 BROOKLYN HEIGHTS, OHIO

**RAY FOGG**  
 PROPERTIES • COMMERCIAL • RESIDENTIAL

PROJECT	DATE	SCALE	NO.
SEASONS BUSINESS CENTER 3	06-17	AS SHOWN	001
DESIGNED BY	DATE	SCALE	NO.
TDS	06-17	AS SHOWN	A-1

RAY FOGG BUILDERS ASSOCIATES, INC.  
 10000 WOODBURN AVENUE, SUITE 100  
 CLEVELAND, OHIO 44130  
 (216) 431-1000



**RAY FOGG**  
 ARCHITECTURE & INTERIORS, LLC  
 10000 WOODBURN AVENUE, SUITE 100  
 BROOKLYN HEIGHTS, OHIO 44130  
 PHONE (216) 351-1976

DATE	DESCRIPTION	BY	CHKD	SCALE
TDS	RLK	SEN		A-1

**SEASONS BUSINESS CENTER 3**  
 4863 SCARLET LANE  
 STOW, OHIO 44224

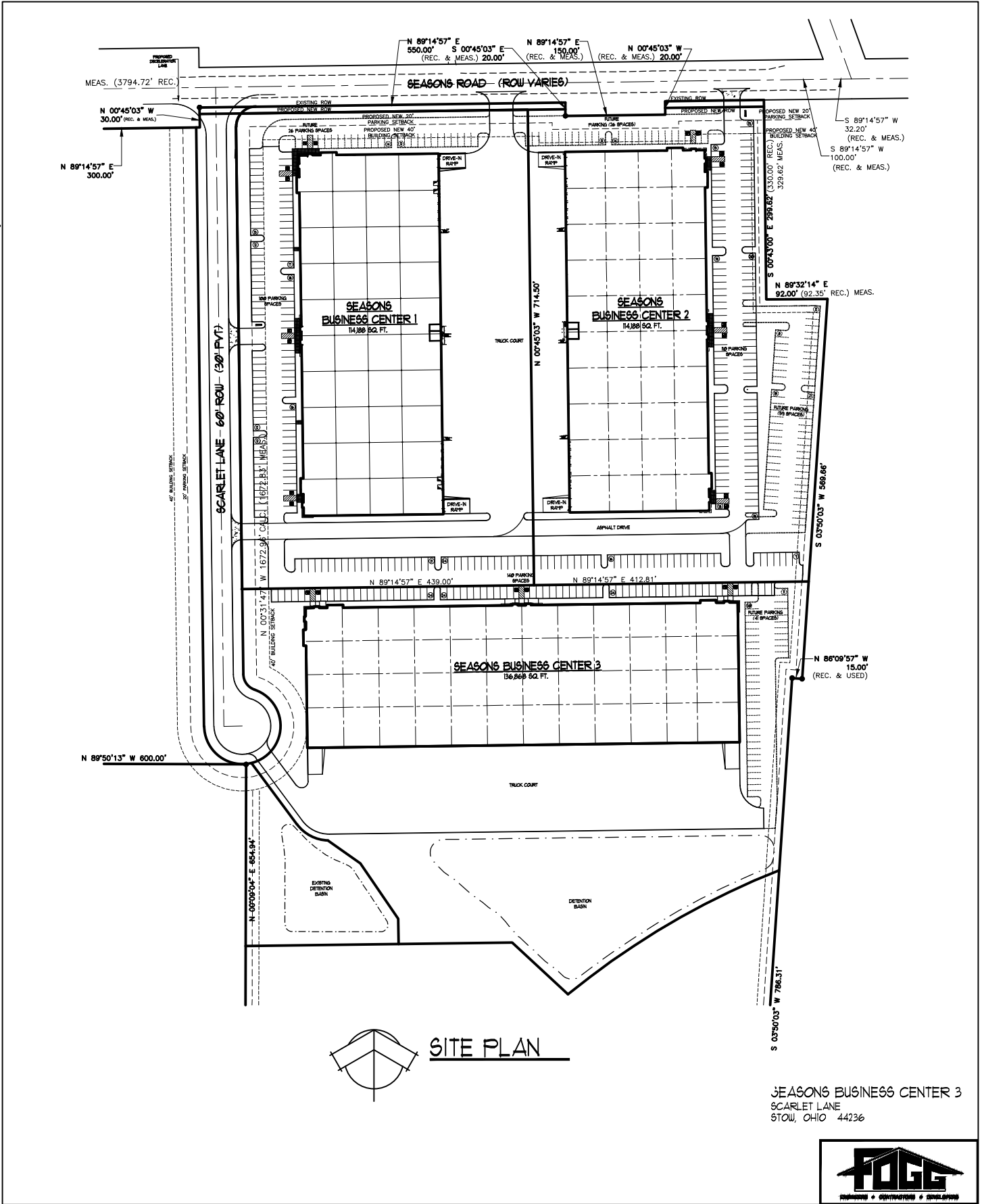


PROPOSED  
 DETENTION BASIN

EXISTING  
 DETENTION BASIN

(216) 351-1976  
 1-877-129-3644

**RAY FOGG CORPORATE PROPERTIES, LLC**  
 981 KEYNOTE CIRCLE, SUITE 105  
 BROOKLYN HEIGHTS, OHIO



**SITE PLAN**

SEASONS BUSINESS CENTER 3  
 SCARLET LANE  
 STOW, OHIO 44236

**FOGG**  
 ENGINEERING • ARCHITECTURE • INTERIORS

RAY FOGG BUILDING METHODS, INC.  
 800 KENNEDY SQUARE, SUITE 200, COLUMBUS, OHIO 43260  
 PHONE (614) 885-7878

DATE	REVISION	BY	APPROVED BY	DATE
TDG				3-16-2011

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

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



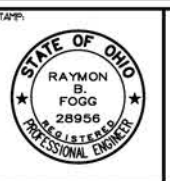
**CORNER ENTRANCE ELEVATION STUDY**



**BUILDING ELEVATION STUDY**



**CENTER ENTRANCE ELEVATION STUDY**

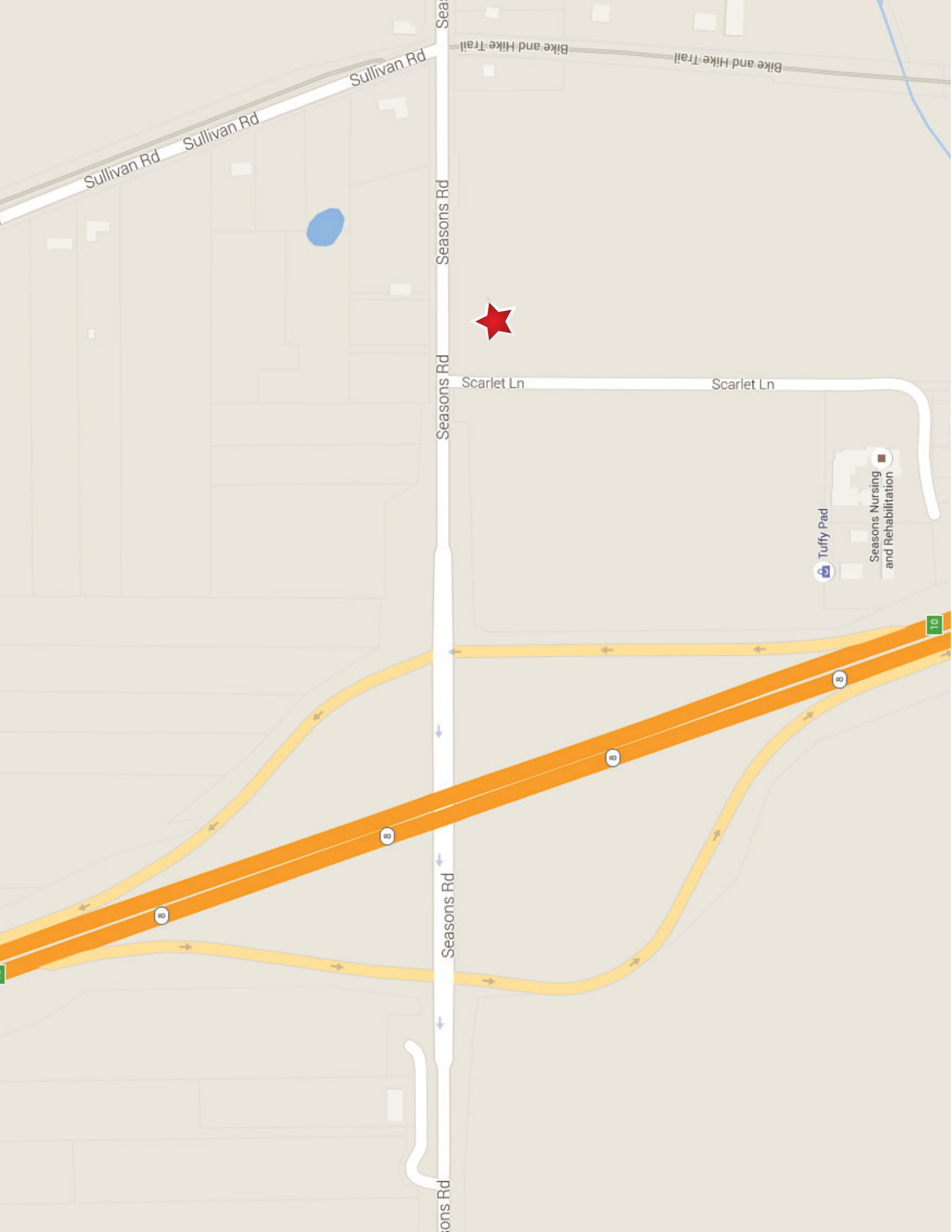


ISSUE:	
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05/10/13	<input checked="" type="checkbox"/> DESIGN DEVELOPMENT
--	<input type="checkbox"/> BIDDING
--	<input type="checkbox"/> BUILDING PERMIT
--	<input type="checkbox"/> CONSTRUCTION
--	<input type="checkbox"/> AS-BUILT

DRAWN BY:	TDG
CHECKED BY:	MUN
PROJECT NO.:	----

REVISIONS		
DATE:	DESCRIPTION:	REV. #
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SHEET TITLE		<b>COLOR ELEVATIONS</b>	
PROJECT TITLE	<b>SEASONS BUSINESS CENTER 3</b>	SEASONS BUSINESS PARK	4863 SCARLET LANE STOW, OHIO 44224
SHEET NO.	<b>A202</b>		



Sullivan Rd

Sullivan Rd

Sea

Seasons Rd

Seasons Rd

Seasons Rd

Seasons Rd

Bike and Hike Trail

Bike and Hike Trail

Scarlet Ln

Scarlet Ln

Tuffy Pad

Seasons Nursing and Rehabilitation

6

6

6

6

10