

# Snowville Business Center 3

## New Construction!



**Snowville Business Center 3**  
5800 West Snowville Road, Brecksville, Ohio

### 95,576 SF of High Bay Space

- 28' Clear Height
- Office & Truck Access to Suit
- ESFR Sprinkler
- 6" Reinforced Concrete Floor
- Abundant Parking
- Floor Plans to Suit
- Easy Access to I-80, I-77 & State Route 21
- Snowville Business Center 3 is situated in the upscale community of Brecksville, Ohio. Located between Cleveland and Akron, the building is within minutes of I-77 and I-80 (Ohio Turnpike).



"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



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# STANDARD BUILDING SPECIFICATIONS

## 5800 West Snowville Road

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

- 5800 West Snowville Road in Brecksville, Ohio
- 3 miles south of Brecksville Town Center via State Route 21
- Access via the Ohio Turnpike I-80, I-77, and I-271

### PROPERTY DATA

- Total Project 95,576 SF

### EAVE HEIGHT

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

### CLEAR HEIGHT

- 28' throughout

### COLUMN SPACING

- 43' x 50'; 60' x 50' speed bay at docks

### 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

- 6" 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 LED 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 heat pump (Heating: 68°F temperature difference at 0°F outside; Air Conditioning: 15°F temperature difference at 90°F outside)
- Warehouse: 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" (2'x4') 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 LED lighting

### PARKING & DRIVES

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

### UTILITIES

- Electric: First Energy/The Illuminating Co.
- Gas: Dominion East Ohio Gas
- Water: City of Cleveland
- Sanitary Sewer & Storm: North East Ohio Sewer District
- Telephone: AT&T

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