

# flexible spaces all the right places...



**...Jennings Freeway Business Centre I-VIII**  
4621, 4601, 4660, 4640, 4620, 4600, 4562, & 4550  
Hinckley Industrial Parkway, Cleveland, Ohio



**“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.

Jennings Freeway Industrial Park is simply the best location in the Greater Cleveland area. The park sits on Jennings Freeway (Rt. 176N), only minutes from I-480, I-77, I-90, I-71, I-490, and downtown Cleveland. Fogg developed, owns and manages eight (8) modern office/warehouse/flex buildings in this park with outstanding freeway access in the center of Greater Cleveland.



“I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with.”

- **E & R Industrial**

“We have been pleased with the responsiveness of the entire Fogg organization. They are professional and a straightforward business partner.” - **Virginia Tile Company**



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

# STANDARD BUILDING SPECIFICATIONS

## Jennings Freeway Industrial Park

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



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all the right places.

### LOCATION & ACCESS

#### Shared Features

- Off Jennings Freeway (Rt. 176 N) at Hinckley Industrial Parkway/Spring Rd. exit
- Off Schaaf Rd., just north of Brookpark Rd. (Rt. 17)
- Minutes from I-480, I-77 and I-90
- 7 miles from downtown Cleveland
- Visible from Jennings Freeway (Rt. 176 N)

#### All Properties Located On Hinckley Industrial Parkway

- Jennings Business Centre I & II: 6.4 acre site
- Jennings Business Centre III & IV: 6.8 acre site
- Jennings Business Centre V & VI: 5.84 acre site
- Jennings Business Centre VII & VIII: 5.5 acre site

### PROPERTY DATA

- Jennings Business Centre I: 42,774 SF
- Jennings Business Centre II: 54,320 SF
- Jennings Business Centre III: 50,333 SF
- Jennings Business Centre IV: 45,266 SF
- Jennings Business Centre V: 45,250 SF
- Jennings Business Centre VI: 40,266 SF
- Jennings Business Centre VII: 34,995 SF
- Jennings Business Centre VIII: 33,167 SF

### EAVE HEIGHT

- Jennings Business Centre I - VI: 20'
- Jennings Business Centre VII-VIII: 24'

### COLUMN SPACING

- Jennings Business Centre I, III, IV & V: 25' x 50'
- Jennings Business Centre II & V: 25' x 40'
- Jennings Business Centre VII: 26' x 41' & 28' x 41'
- Jennings Business Centre VIII: 25' x 41'

### TRUCK ACCESS

- Truck docks with insulated metal industrial doors
- Drive-Ins with insulated metal industrial doors
- Personnel: 18-gauge flush hollow metal doors

### ROOF

#### Business Centre I - VI

- 2" standing seam, 24 gauge aluminized steel, single sloped with 4" insulation (R=13) supported by wire mesh

#### Business Centre VII & VIII

- 2" standing seam, 24 gauge aluminized steel with 4" vinyl faced insulation (U=.07, R=14)

### FLOOR

- 5" reinforced concrete

### WAREHOUSE LIGHTING

- Fluorescent fixtures

### SPRINKLER SYSTEM

- Wet / Ordinary hazard

### EXTERIOR WALLS

#### Jennings Business Centre I - II

- Dryvit wall system
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

#### Jennings Business Centre III & IV

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation and pebble-grained, fluoropolymer finish

#### Jennings Business Centre V & VI

- Split face masonry and block, insulated
- 3" interlocking metal panels with 3" insulation (R=10) and pebble-grained, fluoropolymer finish

#### Jennings Business Centre VII & VIII

- Split face masonry insulated with 2" architectural metal foam insulation sandwich panels (R=14)
- 3" interlocking metal panels with 3" insulation (R=11) and pebble-grained, fluoropolymer finish

### 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 and/or vinyl tile (VCT)
- 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 closets and lavatories

### PARKING & DRIVES

- Automobile Parking: asphalt
- Truck Drives / Ramps: 8" concrete

### UTILITIES

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



# ***FOR LEASE***

12,633 Sq. Ft. Warehouse – Office  
4600 Hinckley Industrial Parkway, Cleveland, Ohio

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## **Individual Space Specifications**

<b>Office Area:</b>	1,200 SF
<b>Warehouse Area:</b>	<u>11,433</u> SF
<b>Total Area:</b>	12,633 SF
<b>Unit Number:</b>	12
<b>Truck Docks:</b>	Two (2) 8' x 10' overhead doors One (1) 12' x 14' overhead door
<b>Eave Height:</b>	20'
<b>Column Spacing:</b>	25' x 50'
<b>Electricity:</b>	120/208 Volt, 200 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 / Ordinary Hazard
<b>Estimated Operating Costs:</b>	\$2.36/SF/YR based upon actual costs for 2023.

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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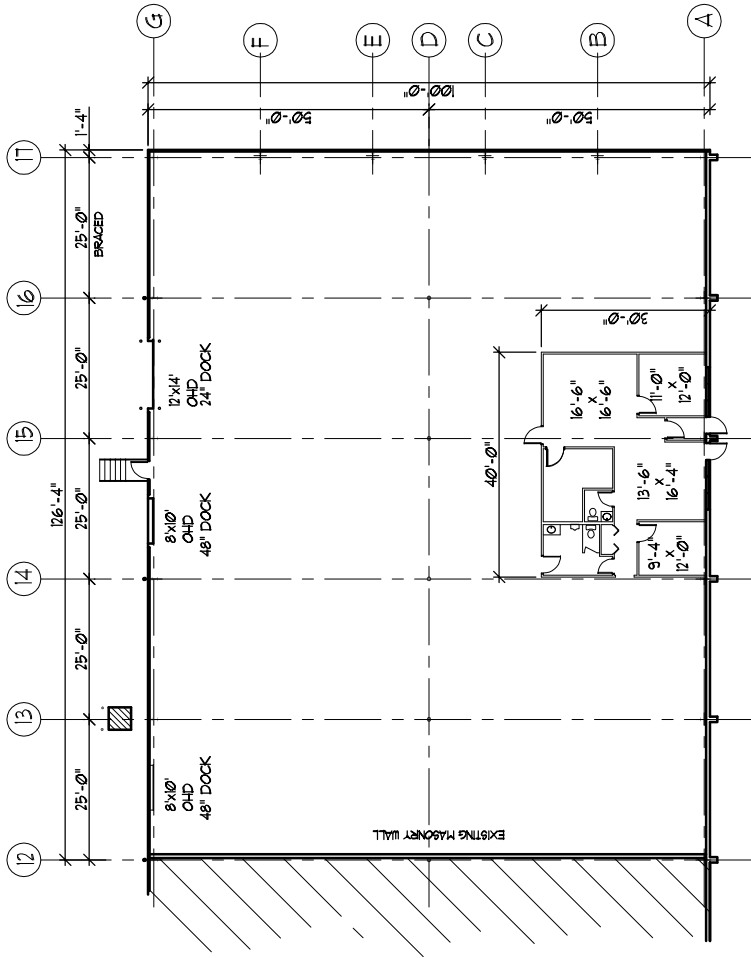
Mark Ray, Vice President  
216-351-7976, ext. 244  
markray@fogg.com

Tom Blaz, Director of Sales & Leasing  
216-351-7976, ext 273  
tblaz@fogg.com

**fogg.com**

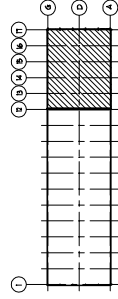
**RAY FOGG CORPORATE PROPERTIES, LLC – 981 Keynote Circle, Suite 15 – Cleveland, Ohio 44131**  
The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

REVISIONS	DATE



**FLOOR PLAN**  
BATS 12-11

OFFICE AREA = 1200 SF  
 WAREHOUSE AREA = 11,433 SF  
 TOTAL AREA = 12,633 SF



**LOCATION PLAN**  
BATS 12-11

**JENNINGS FREEWAY BUSINESS CENTRE VI**  
 4600 HINGCLEY INDUSTRIAL PARKWAY  
 CLEVELAND, OHIO, 44109



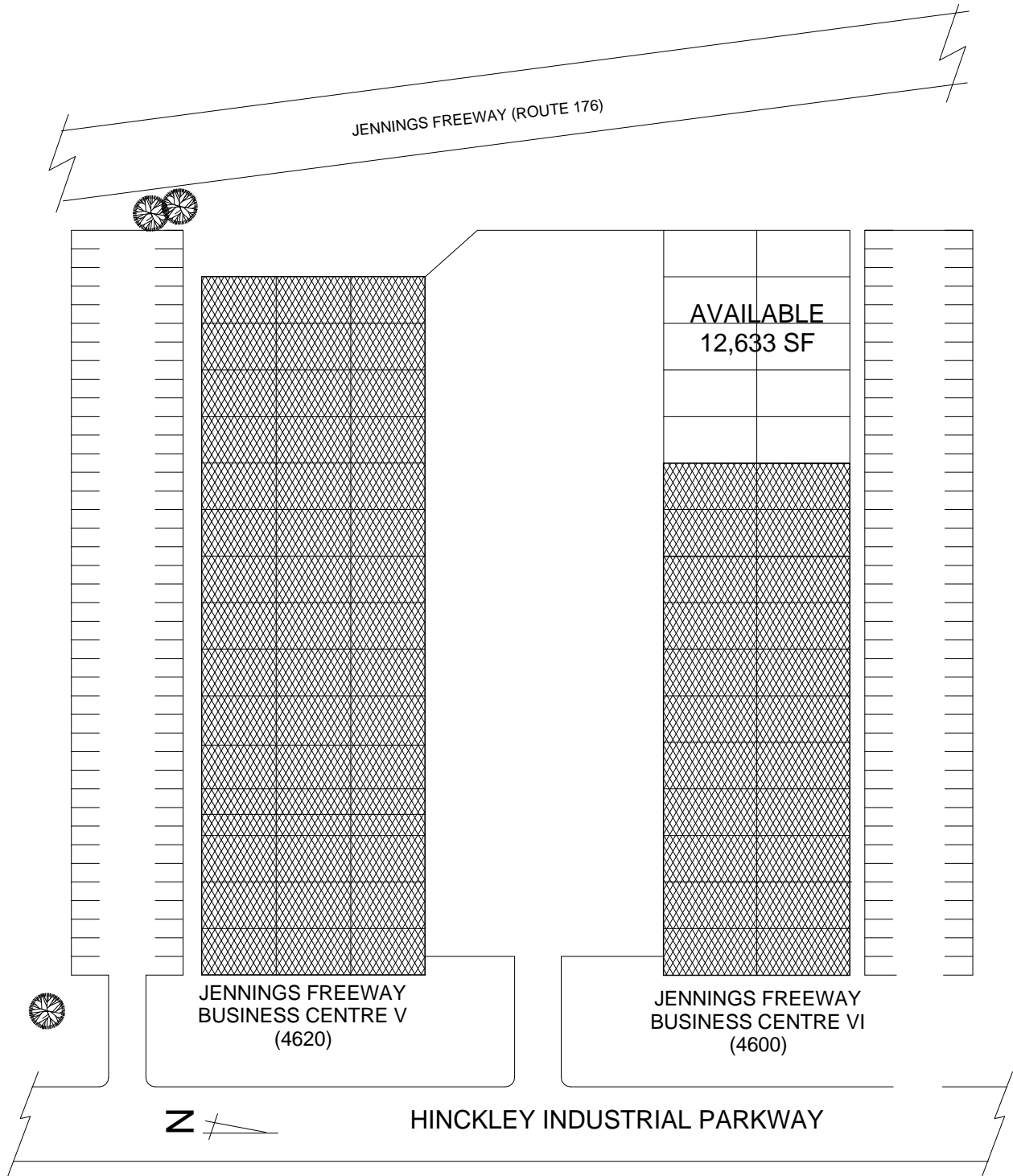
**RAY FOGG BUILDING METHODS, INC.**  
 981 KEYNOTE CIRCLE, SUITE 15, CLEVELAND, OHIO 44131  
 FORMING DATE: 08/12/09

DATE	BY	SCALE	SHEET NO.	TOTAL SHEETS
08/12/09	KJK	3/8"	1	1

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

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

JENNINGS FREEWAY BUSINESS CENTRE V & VI  
 4600 & 4620 HINCKLEY INDUSTRIAL PARKWAY  
 CLEVELAND, OHIO



ENGINEERS CONTRACTORS DEVELOPERS

DRAWN BY	CHECKED DATE	DRAWING NO.
FF	3/03	JENN56-D