

flexible spaces all the right places...



...Akron Business Centre I & II
290 and 300 Opportunity Parkway, Akron, Ohio



...Firestone Business Centre I & II
1450 and 1500 Firestone Parkway, Akron, 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.

Strategically located, our Akron properties offer modern office, warehouse and flex space with great freeway access. Akron Business Centre I & II are located directly at the freeway interchange of Rt. 59 and Opportunity Parkway just north of I-77. Firestone Business Centre I & II are located just south of the Firestone plant and I-77. Both properties are minutes away from Rt. 8, I-76, I-77, I-277 and I-80 (the Ohio Turnpike).



“I couldn’t be more pleased with working with everyone on the Fogg team. Moving an entire business is never easy, but Fogg made it easier with their professionalism, attention to detail and responsiveness from negotiating the lease, to the build out of the offices and shop, to supporting the move, then as needed property management since we’ve been in the facility. Fogg is a top-notch organization.” – **PMI Industries**



216.351.7976
fogg.com

STANDARD BUILDING SPECIFICATIONS

Akron Business Centre I & II, Firestone Business Centre I & II

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

Akron Business Centre I and II

- 4.2 acre site at Opportunity Parkway (Wooster Avenue) & Pier Drive
- Located in Downtown Akron
- Adjacent to Innerbelt Expressway (Route 59) and just north of I-77 and I-76

Firestone Business Centre I and II

- 6.3 acre site located at the intersection of Firestone Parkway and Emerling Ave.
- One and a half miles south of I-76, one mile west of I-77 and one mile north of I-277

PROPERTY DATA

- | | |
|---------------------------------|-------------|
| • Akron Business Centre I: | 35,267 S.F. |
| • Akron Business Centre II: | 37,900 S.F. |
| • Firestone Business Centre I: | 47,500 S.F. |
| • Firestone Business Centre II: | 47,500 S.F. |

EAVE HEIGHT

- 20'

COLUMN SPACING

- | | |
|-------------------------------------|-----------------------------|
| • Akron Business Centre I: | 25' x 47'-6" & 25' x 52'-6" |
| • Akron Business Centre II: | 25' x 45' & 25' x 50' |
| • Firestone Business Centre I & II: | 25' x 50' |

TRUCK ACCESS/DOORS

- Truck docks with insulated metal industrial doors
- Drive-ins with insulated metal industrial doors
- Personnel: 20-gauge flush hollow metal door

ROOF

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

EXTERIOR WALLS

Akron Business Centre I and II

- Brick and split face block system
- Dryvit finish concrete block and metal studs

Firestone Business Centre I and II

- Face brick and split face block system
- 3" interlocking metal panels with a pebble-grained, fluoropolymer finish
- Insulated glass curtain wall framed in tubular bronze aluminum

FLOOR

- 5" reinforced concrete

WAREHOUSE LIGHTING

- Fluorescent fixtures (25 F.C.)

SPRINKLER SYSTEM

- Wet/Ordinary hazard

HVAC

- Warehouse: gas fired unit heaters (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 and Air Conditioning: 15°F temperature difference at 90°F outside)

OFFICE AREAS

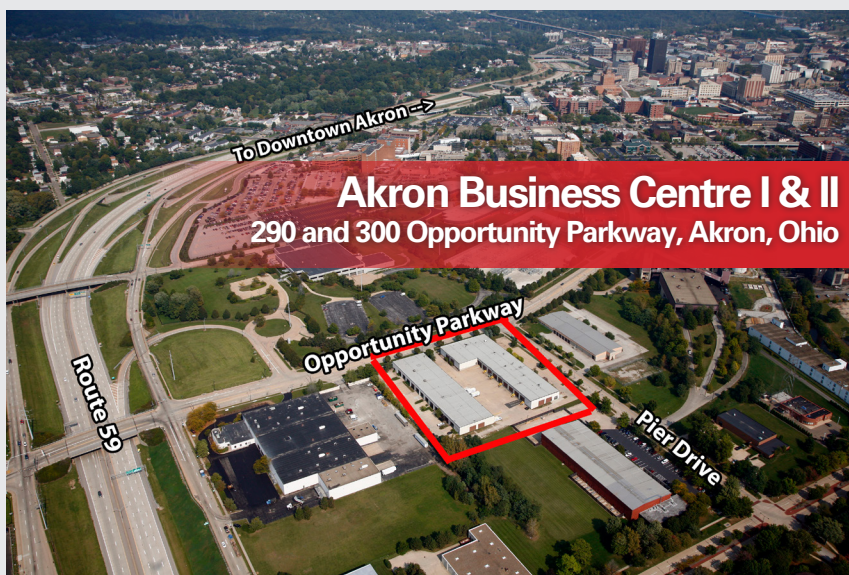
- Partitions: 5/8" drywall on 3-5/8" metal studs
- Ceiling: 2' x 4' acoustical tile on suspended T-grid
- Floor: covered with commercial grade carpeting or vinyl tile (VCT)
- Entrance Doors: glass with aluminum tubular frames and bronze finish
- Interior Doors: 1-3/8" flush birch doors
- Windows: insulated glass with aluminum tubular
- Plumbing: Water closet and surface mounted lavatory

PARKING & DRIVES

- Automobile Parking: 6" concrete
- Automobile Parking: 4" concrete and asphalt (Firestone Only)
- Truck Drives/Ramps: 7" concrete

UTILITIES

- Electric: Ohio Edison (Akron Business Centre - 208V/3-phase)
- Electric: Ohio Edison (Firestone Business Centre - 277/480V, 3 phase, 4 wire)
- Gas: Enbridge
- Telephone: AT&T
- Water: City of Akron
- Sanitary Sewer: City of Akron
- Storm Sewer: City of Akron



FOR LEASE

4,958 Sq. Ft. Warehouse – Office
1450 Firestone Parkway, Akron, Ohio

Individual Space Specifications **Firestone Business Center 1**

Office Area:	641 SF
Warehouse Area:	<u>4,317</u> SF
Total Area:	4,958 SF
Unit Number:	E
Drive-in Door:	One (1) 12' x 14' drive-in door
Truck Docks:	Two (2) 8' x 10' dock door
Eave Height:	20'
Column Spacing:	25' x
Electricity:	480 Volt transformed to 120/208 Volt; 100 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:	\$2.45/SF/YR based on budget expenses for 2026. 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.

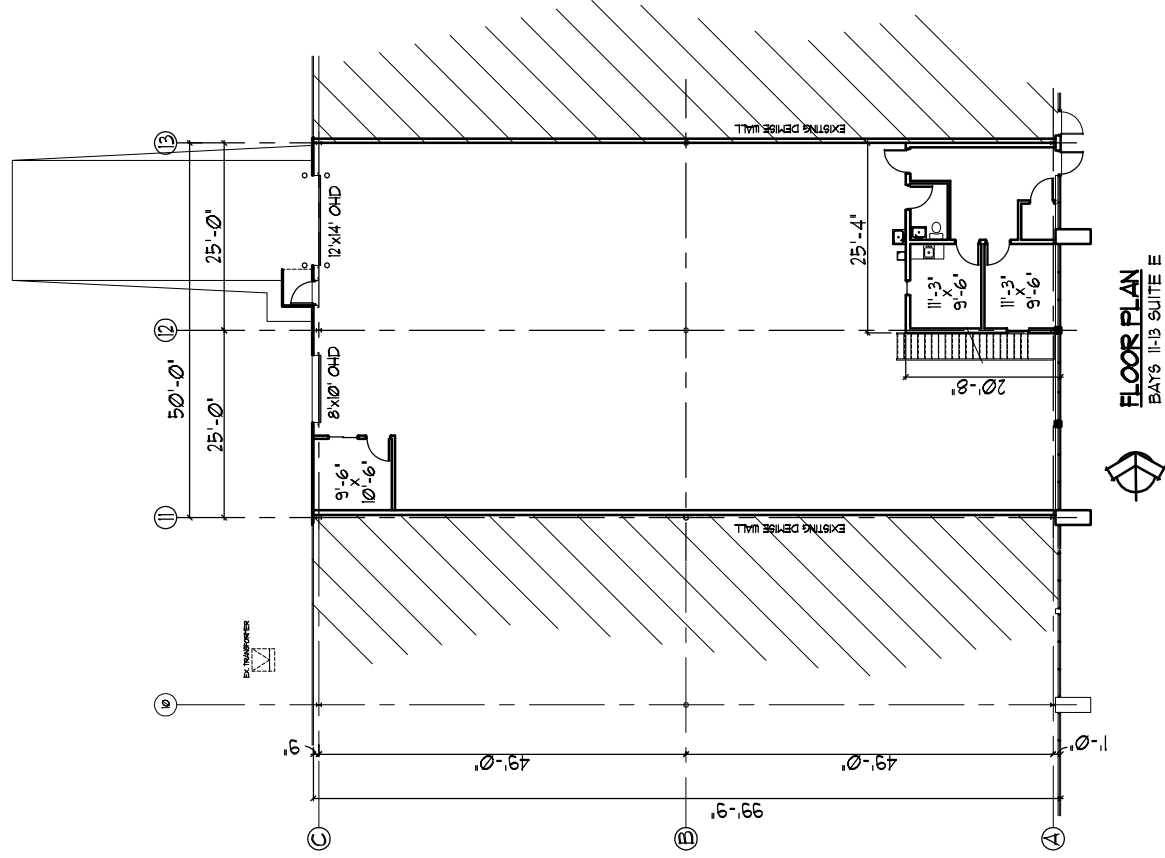


flexible spaces
all the right places.

Tom Blaz, Vice President
216-351-7976, ext. 273
tblaz@fogg.com

Mark Ray, Chief Operating Officer
216-351-7976, ext. 244
markray@fogg.com

fogg.com

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641 SF OFFICE
4317 SF WAREHOUSE
4,958 SF TOTAL



LOCATION PLAN
BAYS II-13

FIRESTONE BUSINESS CENTRE I
1450 FIRESTONE PARKWAY
AKRON, OHIO



FLOOR PLAN
BAYS 11-13 SUITE E



ENGINEERS • CONTRACTORS • DEVELOPERS

RAY FOGG BUILDING METHODS, INC.
981 EXETER CIRCLE, SUITE 14, CLEVELAND, OHIO 44131
PHONE (216) 351-7976

FORM 17	DATE	CONFIRMED NO.	DMC NO.
DMG	7-05 2007		A-1

RAY FOGG CORPORATE PROPERTIES, LLC

981 KEYNOTE CIRCLE, SUITE 15
BROOKLYN HEIGHTS, OHIO

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

FIRESTONE PARKWAY BUSINESS CENTER I & II
1450 & 1500 FIRESTONE PARKWAY
AKRON, OHIO

