

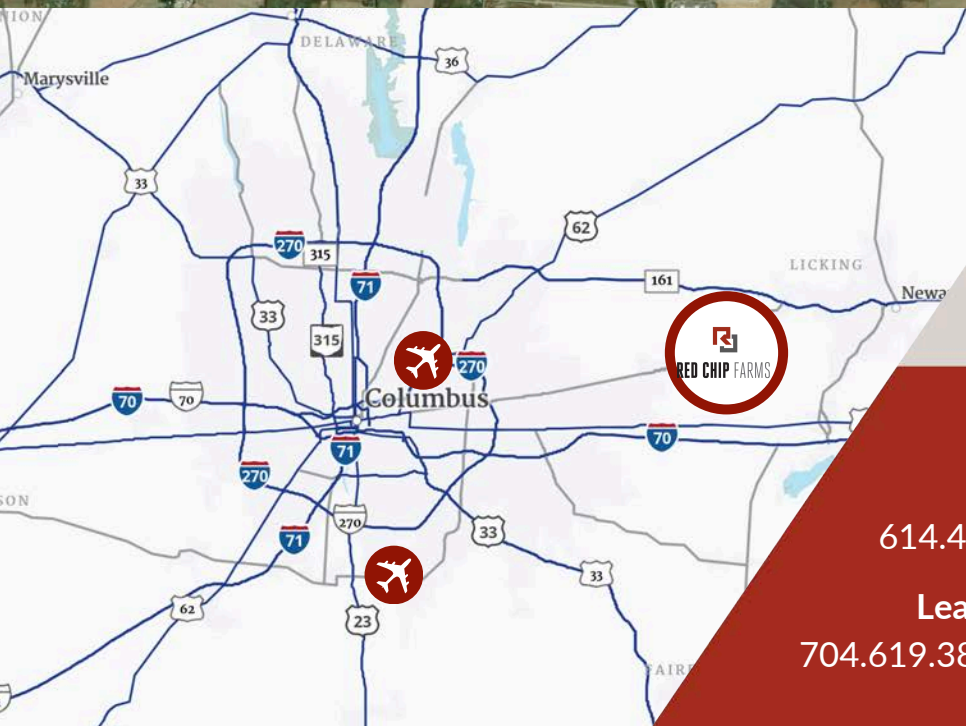


RED CHIP FARMS

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Bldg C • 445,180 SF

Build-To-Suit Sites Available | 3049 Etna Parkway | Pataskala, OH 43062



RED ROCK
DEVELOPMENTS

For Additional Details

Shane Woloshan, SIOR, Colliers
614.410.5624 • shane.woloshan@colliers.com

Leah Bailey, SIOR, Red Rock Developments
704.619.3825 • lbailey@redrockdevelopments.com

SITE PLAN DETAILS

Square Footage: Up to 445,180 SF

Acreage: 50.13 ± acres

Office SF: 1,600 ± SF spec office

Building Dimensions: 442' x 1008'

Column Spacing: 52' x 56'

Speed Bay Depth: 65'

Floors: 7" Floor, Speed Bay Reinforced

Walls: Tilt-Up Concrete, Interior/Exterior Painted

Roof: 60 MIL TPO

Ceiling Height: 36' Clear - 1st Bay In

Dock High Doors: 106 (9' x 10') Insulated w/ View Windows

Dock Packages: 24 dock packages (40k lb. Hydraulic Levelers), weather stripping, safety guards, laminated bumper, dock seal, control system with dock light and fan

Drive In Doors: 4 (12' x 14')

Truck Court: 185' Deep w/ all Concrete 12" High-back Curb

Auto Parking: 229 Spaces (Exp. to 309)

Trailer Parking: 129 Spaces

Fire Protection: ESFR Fire Protection System

Lighting: 30 FC at 36" AFF

Zoning: Planned Manufacturing District

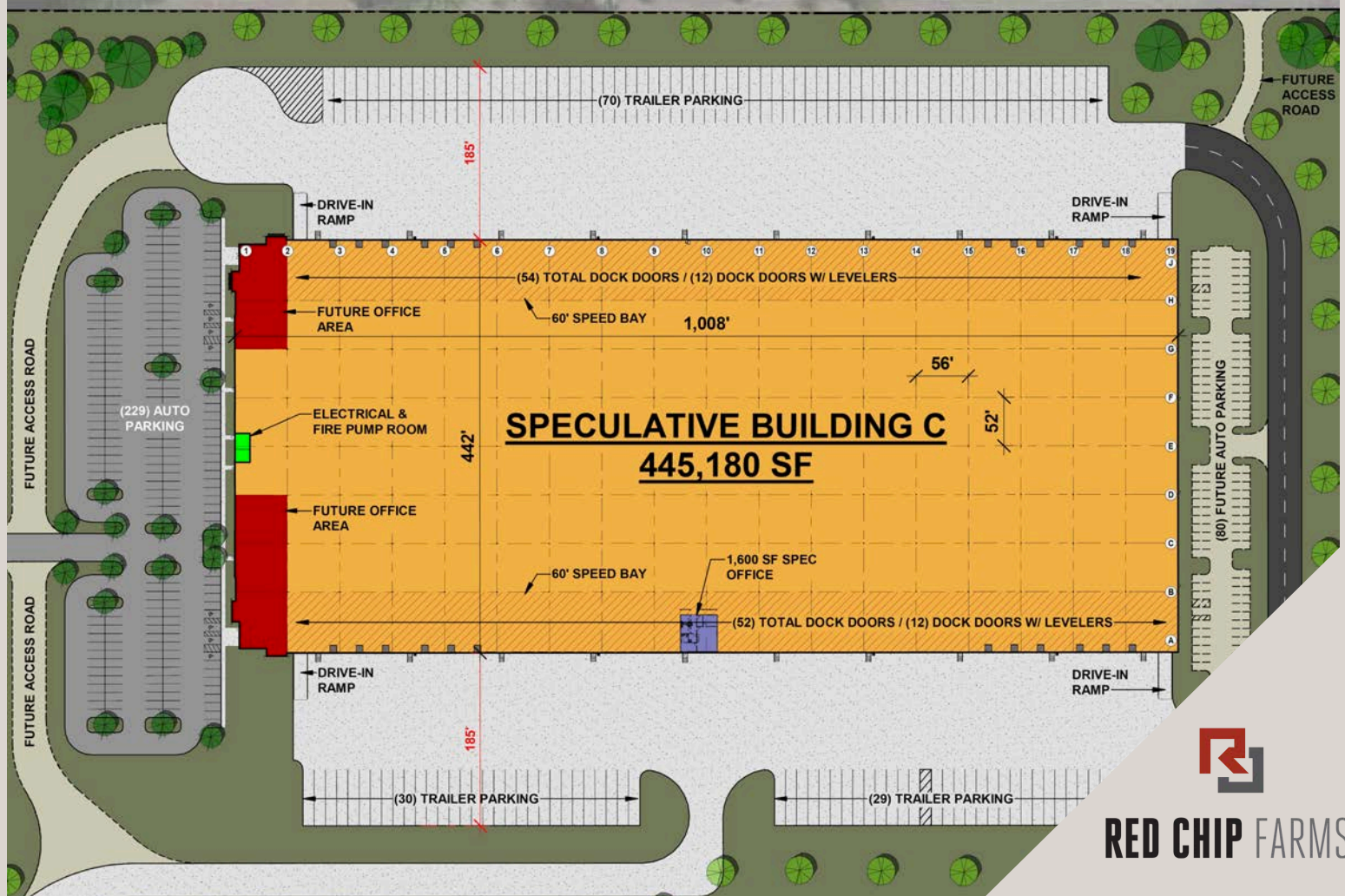
Power: AEP

Gas Provider: Licking Energy

Water Provider: Southwest Licking

Sewer Provider: Southwest Licking

Fiber Provider: Century Link



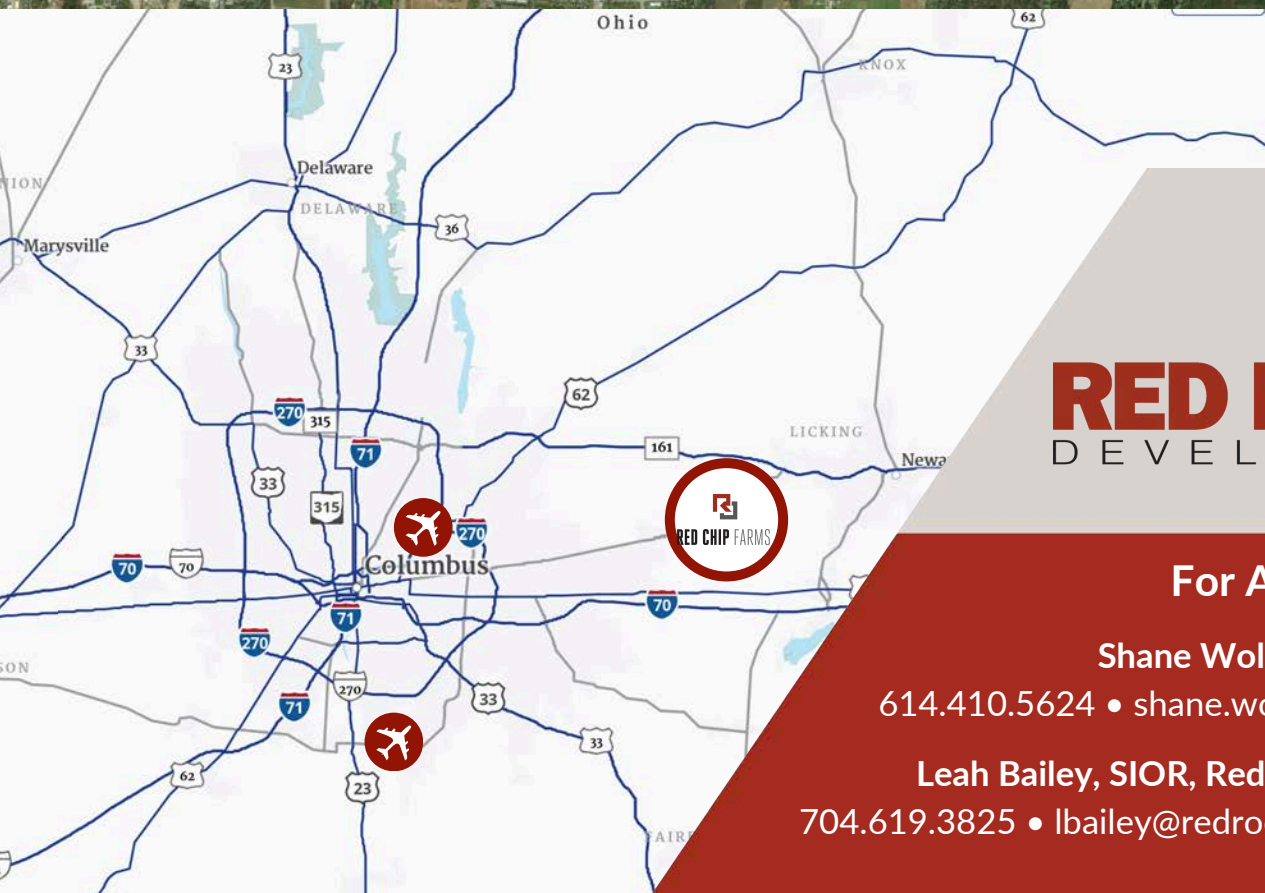


RED CHIP FARMS

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Bldg D • 470,288 SF

Build-To-Suit Sites Available | 3049 Etna Parkway | Pataskala, OH 43062



For Additional Details

Shane Woloshan, SIOR, Colliers
614.410.5624 • shane.woloshan@colliers.com

Leah Bailey, SIOR, Red Rock Developments
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SITE PLAN DETAILS

Square Footage: Up to 470,288 SF

Acreage: 55.88 ± acres

Office SF: 1,600 ± SF spec office

Building Dimensions: 442' x 1064'

Column Spacing: 52' x 56'

Speed Bay Depth: 65'

Floors: 7" Floor, Speed Bay Reinforced

Walls: Tilt-Up Concrete, Interior/Exterior Painted

Roof: 60 MIL TPO

Ceiling Height: 36' Clear - 1st Bay In

Dock High Doors: 112 (9' x 10') Insulated w/ View Windows

Dock Packages: 24 dock packages (40k lb. Hydraulic Levelers), weather stripping, safety guards, laminated bumper, dock seal, control system with dock light and fan

Drive In Doors: 4 (12' x 14')

Truck Court: 185' Deep, all Concrete w/ 12" High-back Curb

Auto Parking: 239 Spaces (Exp. 316)

Trailer Parking: 146 Spaces

Fire Protection: ESFR Fire Protection System

Lighting: 30 FC at 36" AFF

Zoning: Planned Manufacturing District

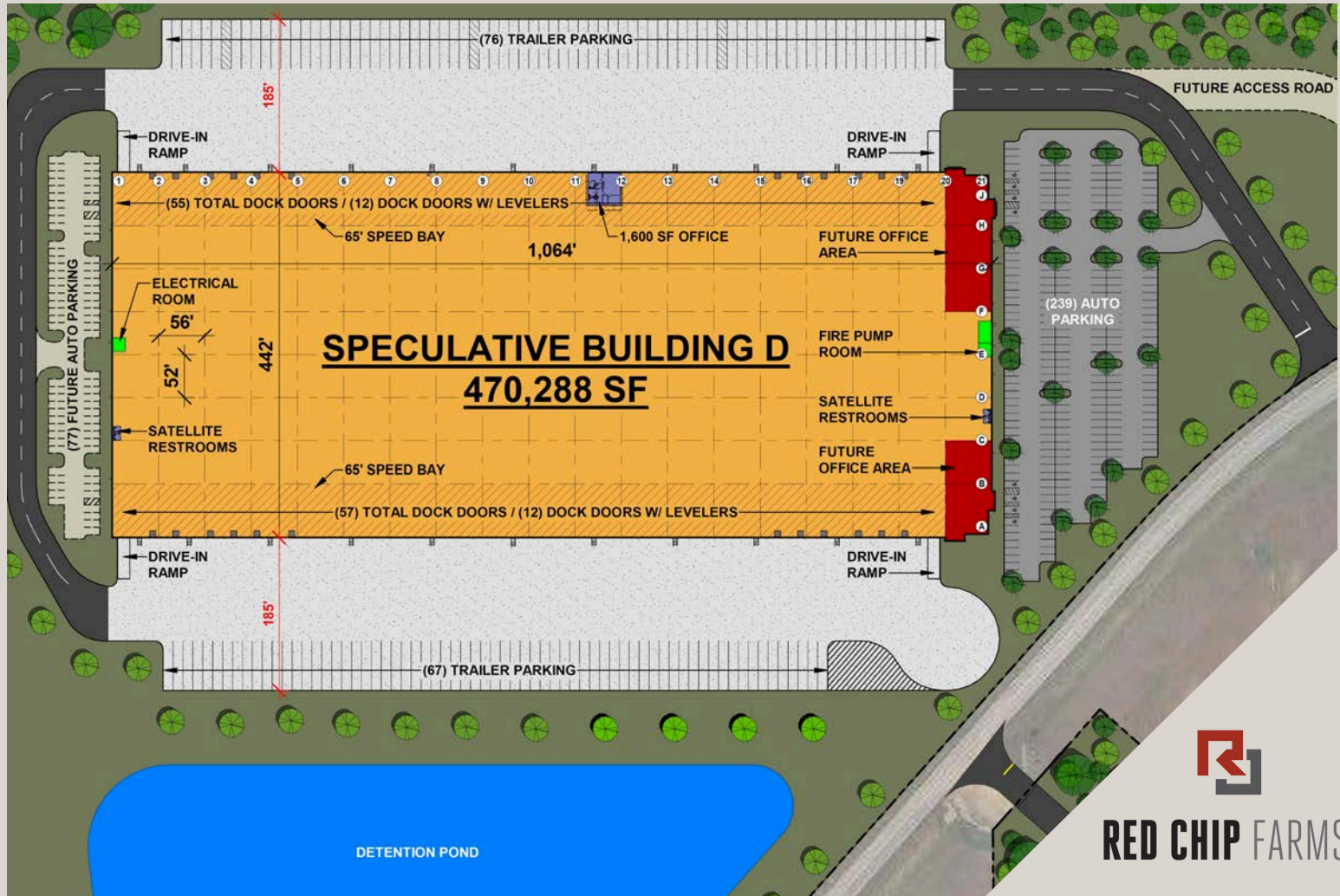
Power: AEP

Gas Provider: Licking Energy

Water Provider: Southwest Licking

Sewer Provider: Southwest Licking

Fiber Provider: Century Link



RED CHIP FARM'S