



RED CHIP FARMS

3049 ETNA PARKWAY
PATASKALA, OH

RED CHIP FARMS SITES C & D

Land for Sale or
Build-to-Suit

445,536 - 915,824 ±
SF Available

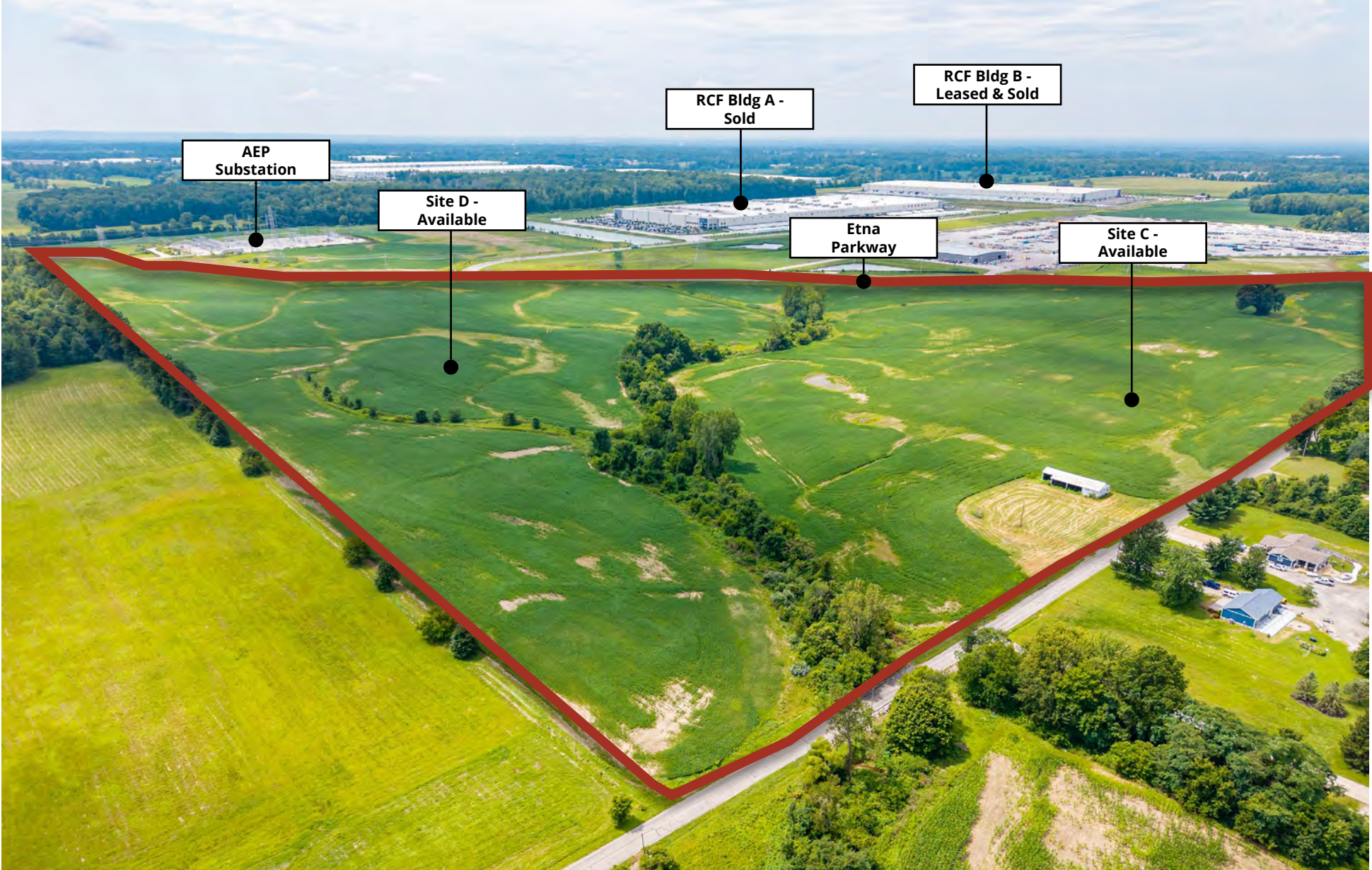
50.13 - 106.01 ±
Acres Available

Zoned Planned
Manufacturing District (PMD)



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SITE OVERVIEW



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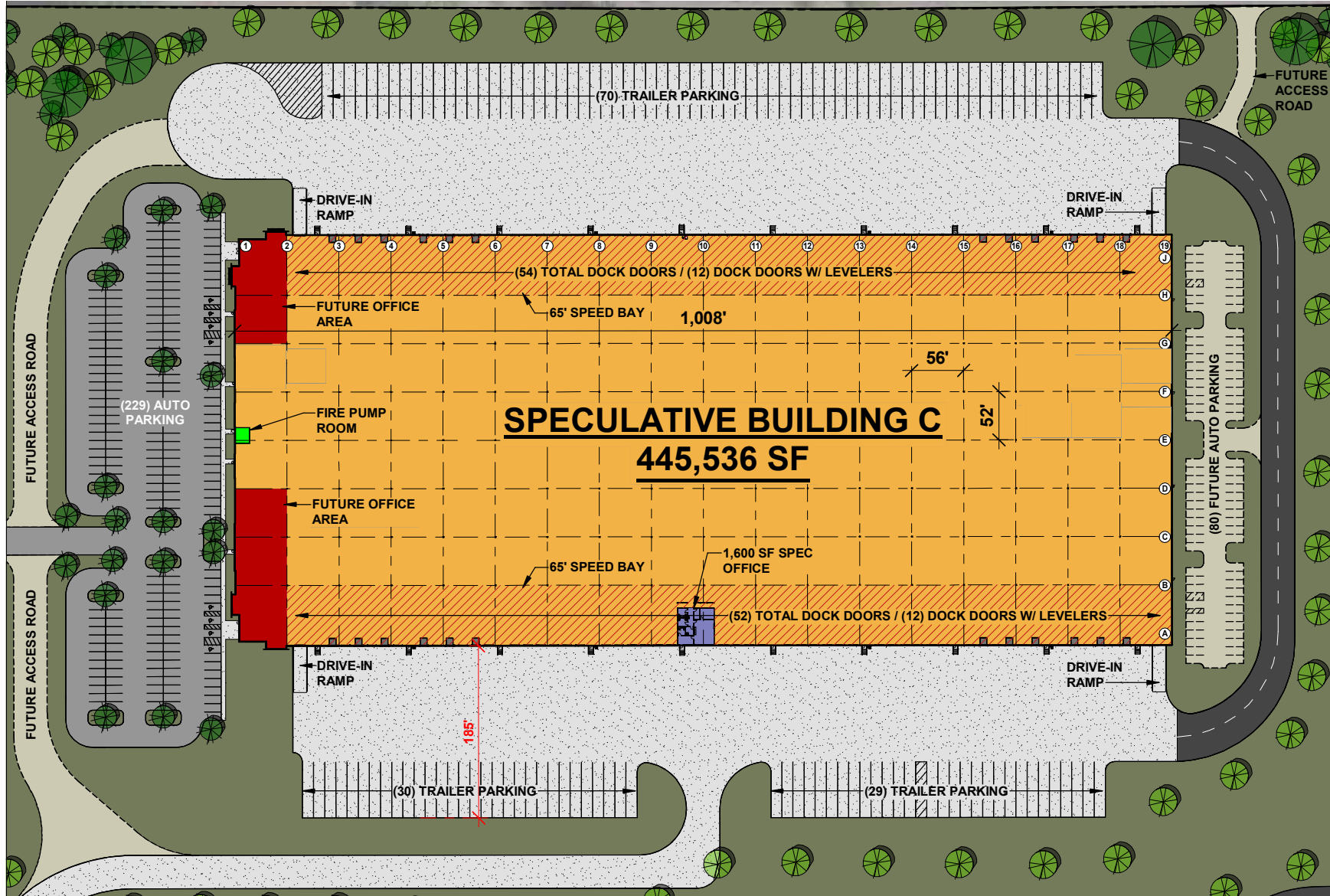
SITE DETAILS

Specs	Site C	Site D
Square Footage	Up to 445,536 SF	Up to 470,288 SF
Acreage	50.13 ± acres	55.88 ± acres
Building Dimensions	442' x 1008'	442' x 1064'
Column Spacing	52' x 56'	52' x 56'
Speed Bay Depth	65'	65'
Floors	7" Floor, Speed Bay	7" Floor, Speed Bay
Roof	60 MIL TPO	60 MIL TPO
Dock High Doors	106 (9' x 10') Insulated w/ View Windows	112 (9' x 10') Insulated w/ View Windows
Dock Packages	24 dock packages (40k lb. Hydraulic Levelers)	24 dock packages (40k lb. Hydraulic Levelers)
Drive In Doors	4 (12' x 14')	4 (12' x 14')
Truck Court	185' Deep, all Concrete w/ 12" High-back Curb	185' Deep, all Concrete w/ 12" High-back Curb
Auto Parking	229 ± Spaces (Exp. to 309)	239 ± Spaces (Exp. 316)
Trailer Parking	129 ± Spaces	143 ± Spaces
Fire Protection	ESFR Fire Protection System	ESFR Fire Protection System
Lighting	30 FC at 36" AFF	30 FC at 36" AFF
Zoning	Planned Manufacturing District (PMD)	Planned Manufacturing District (PMD)
Electric	2,000 Amps (Future 8,000 Amps total)	2,000 Amps (Future 8,000 Amps total)
Power	AEP	AEP
Gas Provider	Licking Energy	Licking Energy
Water/Sewer Provider	Southwest Licking	Southwest Licking
Fiber Provider	Century Link	Century Link



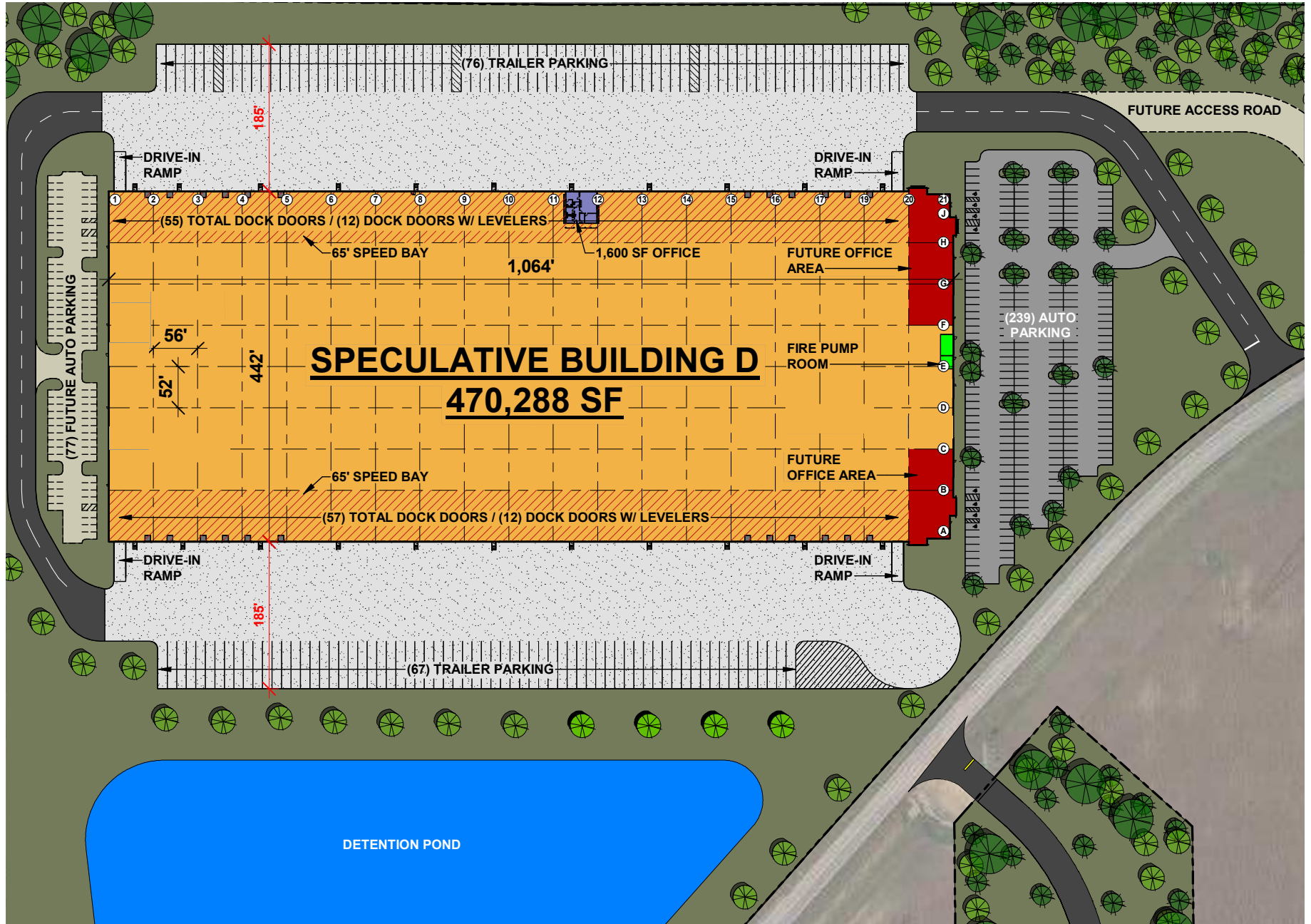
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BUILDING C FLOOR PLAN



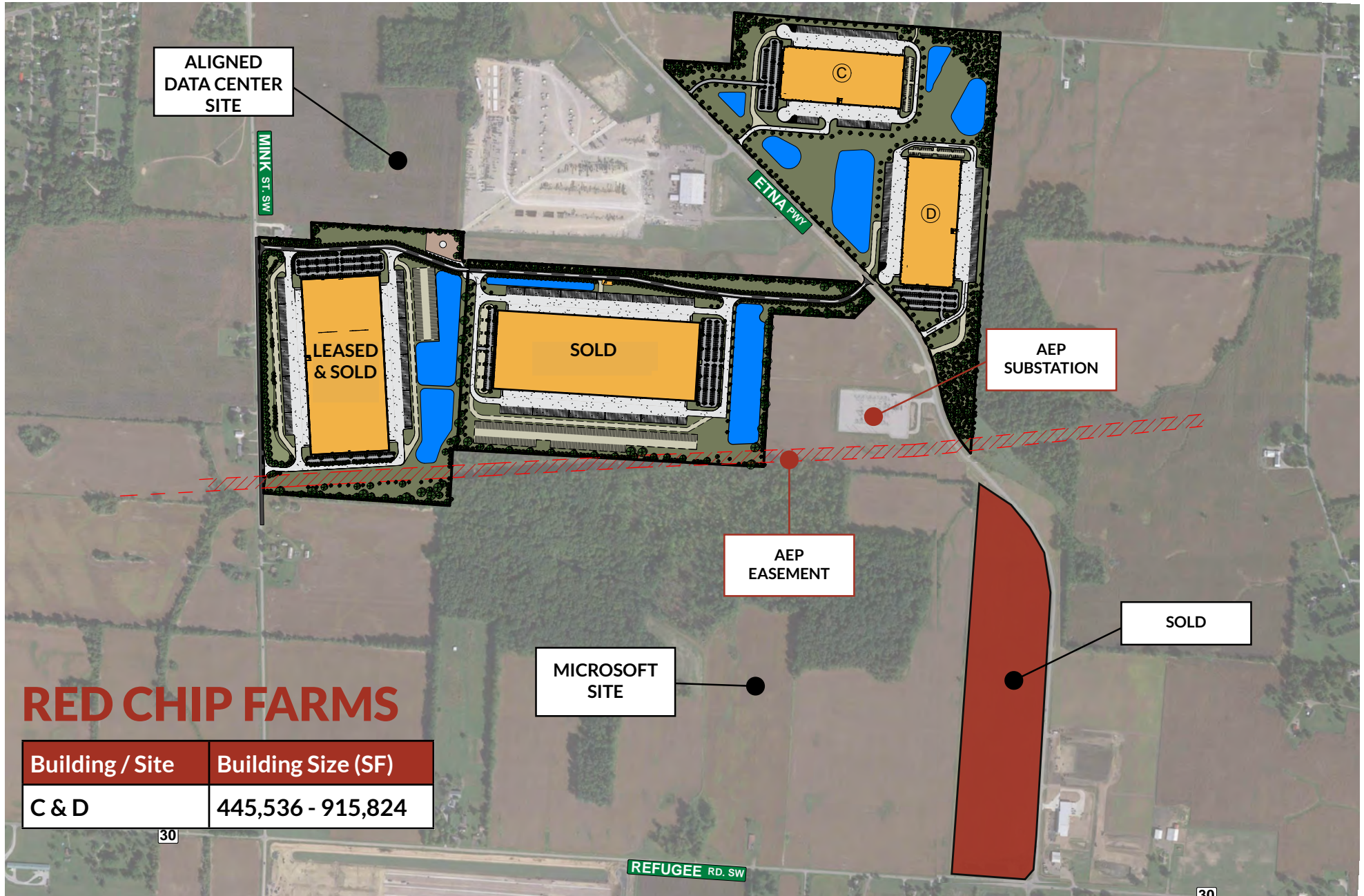
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BUILDING D FLOOR PLAN



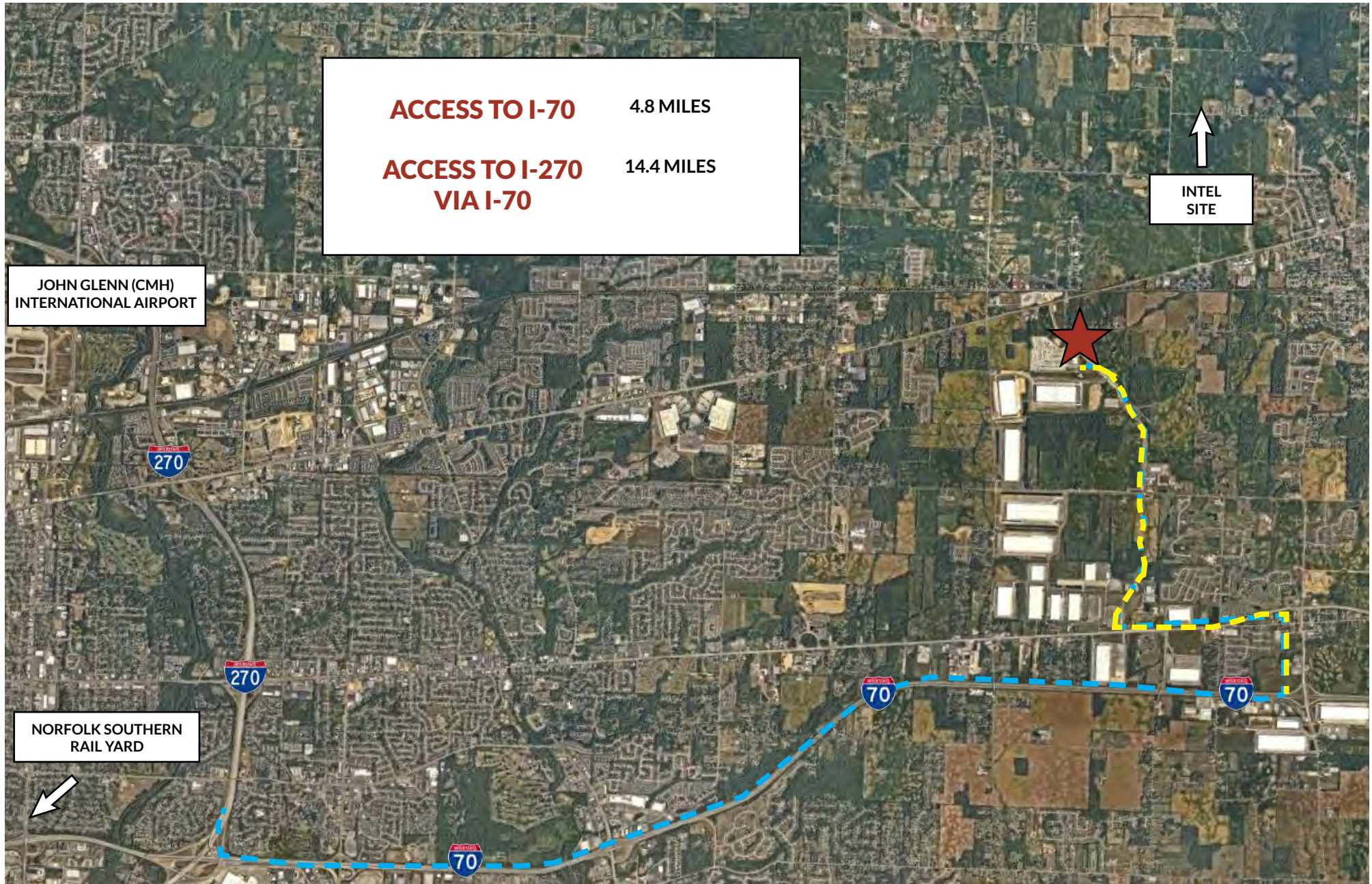
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MASTER SITE PLAN



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AREA ACCESS



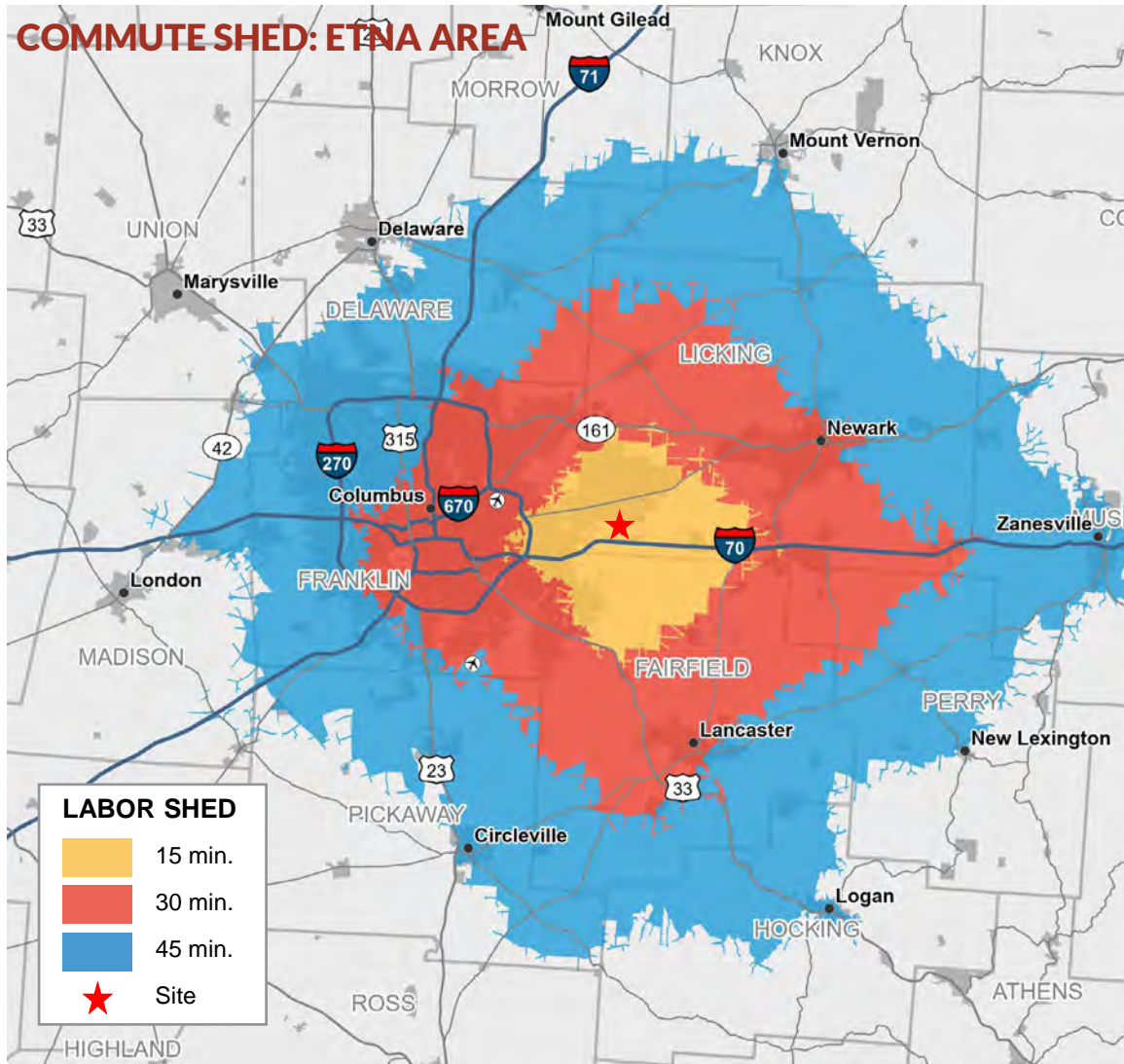
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CORPORATE NEIGHBORS



3049 ETNA PARKWAY PATASKALA, OH

LABOR FORCE



Esri Business Analyst, 2023

15

172,571 Population
94,623 Labor Force (16+)
92,387 Employed

Transportation / Material Moving:
7.8%
of Labor Force (**7,381**)

30

1,042,705 Population
548,242 Labor Force (16+)
528,542 Employed

Transportation / Material Moving:
9.1%
of Labor Force (**49,890**)

45

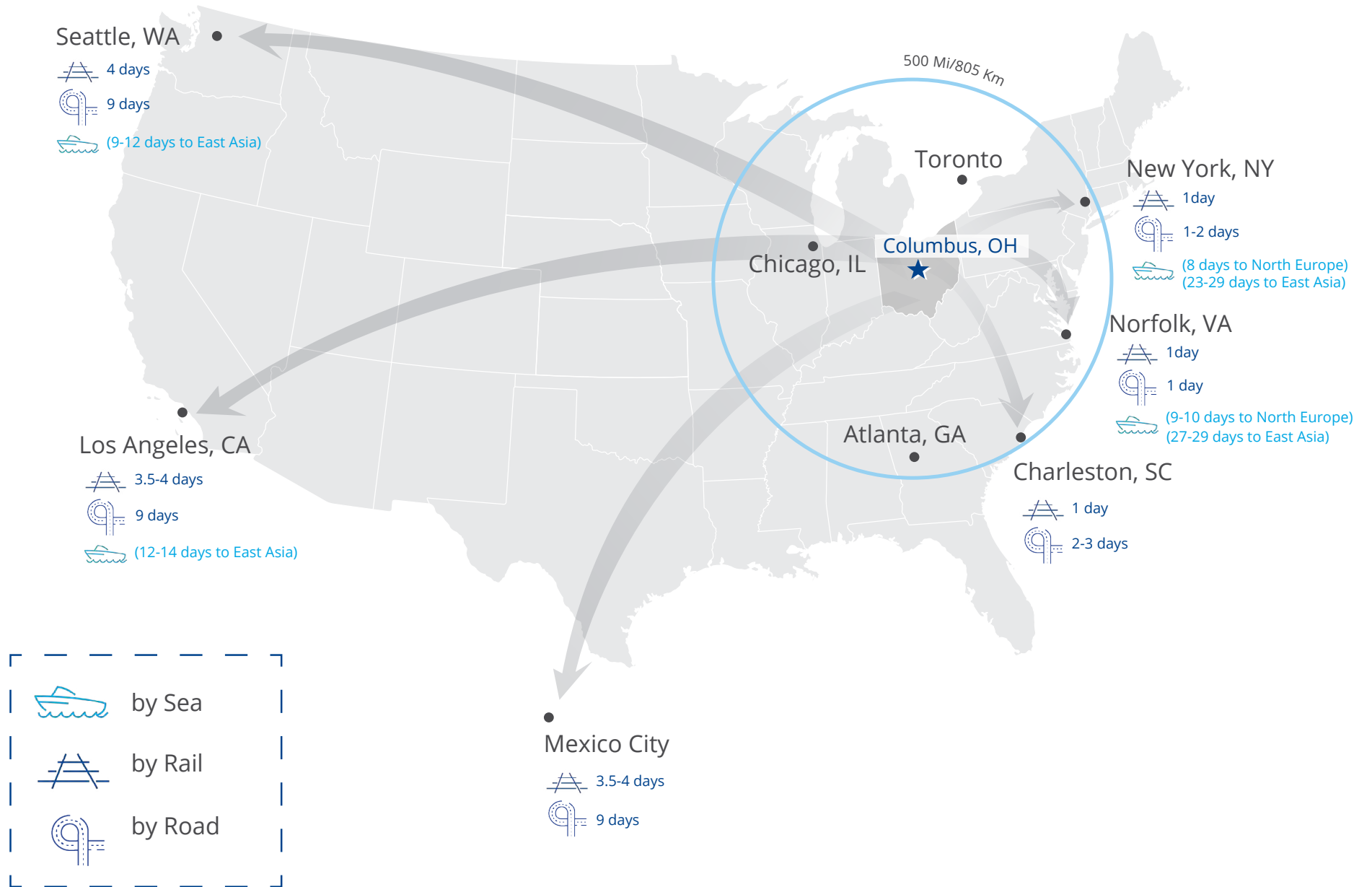
1,943,350 Population
1,027,395 Labor Force (16+)
997,021 Employed

Transportation / Material Moving:
8.1%
of Labor Force (**83,219**)

Drivetime

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MARKET ACCESS



3049 ETNA PARKWAY PATASKALA, OH

ABOUT RED ROCK DEVELOPMENTS

NATIONAL PLATFORM, REGIONAL FOCUS

Our core competency is in the industrial/distribution sector focused on strategic, gateway markets throughout the United States. Red Rock has developed over 30 million SF of Class A industrial and office space both locally and nationally through our extensive network of relationships.

DEVELOPMENT SERVICES

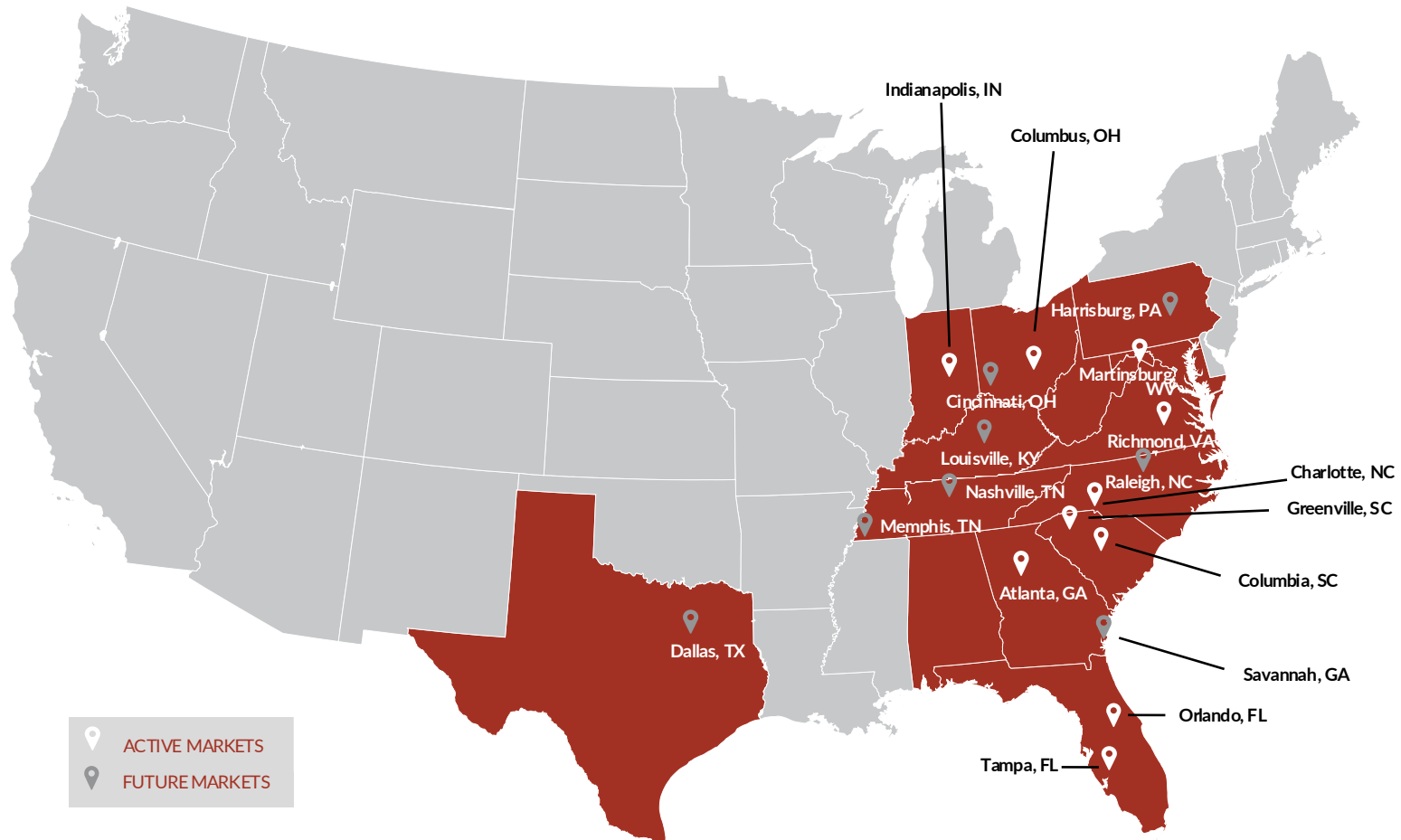
- ✓ Build-to-Suit Lease
- ✓ Build-to-Suit Own
- ✓ Speculative Development

CONSTRUCTION SERVICES

- ✓ Construction Management
- ✓ Project Management

REAL ESTATE SERVICES

- ✓ Net Lease Advisory Services
- ✓ Land Development





RED CHIP FARMS

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