



RED CHIP FARMS

7409 MINK ST PATASKALA, OH

CLICK OR SCAN
HERE TO SEE
THE PROPERTY
PHOTO GALLERY



7409 MINK ST PATASKALA, OH

BUILDING B NOW LEASING

7409 MINK STREET PATASKALA, OH



RED CHIP FARMS

BUILDING SPECIFICATIONS

Building Type	Industrial/Warehouse
Building Size	946,400 SF (1,456' x 650')
SF Available	Up to 946,400 SF
Office SF	1,600 ± SF spec office
Site Size	83 ± acres
Clear Height	Minimum 40' clear height, at the first bay column
Column Spacing	56' x 65' speed bay 56' x 52' interior bay
Bay Size	36,400 SF
Walls	Exterior walls painted tilt-up concrete, load bearing wall panels. Interior walls to have thermal insulation
Roof	60 mil, white, mechanically fastened TPO membrane system with R-25 insulation with twenty (20) year NDL warranty
Zoning	PM (Planned Manufacturing) - City of Pataskala
Interior Lighting	Fixtures will be Aluminium body LED high bay fixtures, designed for 25 FC open floor storage throughout building. Includes 36 K lumen, rated life (L70 - 70% output) greater than 170,000 hours, with motion sensors
Electrical	4,000 AMPS Total / 2 locations (2) 2,000A main switch gear at each end of the building. Building to have conduits to accommodate an additional 2000 AMPS on each end of the building

Fire Protection	ESFR fire protection system. System to utilize 50 PSI, K-25 heads. Includes a 2500 GPM, 300 HP diesel fire pump. Interior Fire Pump House
Floor Slab	8" 4000 PSI concrete slab atop 6 inches of stone
Docks	156 (9'x10') dock doors 48 of the 156 doors will be equipped with 40,000lb levelers, dock seals, dock light, and fan
Drive-in Doors	4 (12' x 14') drive-in doors
Truck Court & HD Drive Aisles	The court will have a total depth of 200' and constructed with 6-inch-thick 4000 psi unreinforced concrete 12" high back curbs installed in truck court
Trailer Parking	210 trailer parking stalls will be available 90 future trailer parking 300 total parking
Car Parking	370 Base Building Main Entrance Parking 125 Base Building Secondary Entrance Parking 495 Base Building Parking 495 Total Parking which includes base building and future parking
Net Lease Rate	Market rents
Estimated Operating Expenses	\$0.55/SF
Tax Abatement	15 year, 100% tax abatement on real property improvements

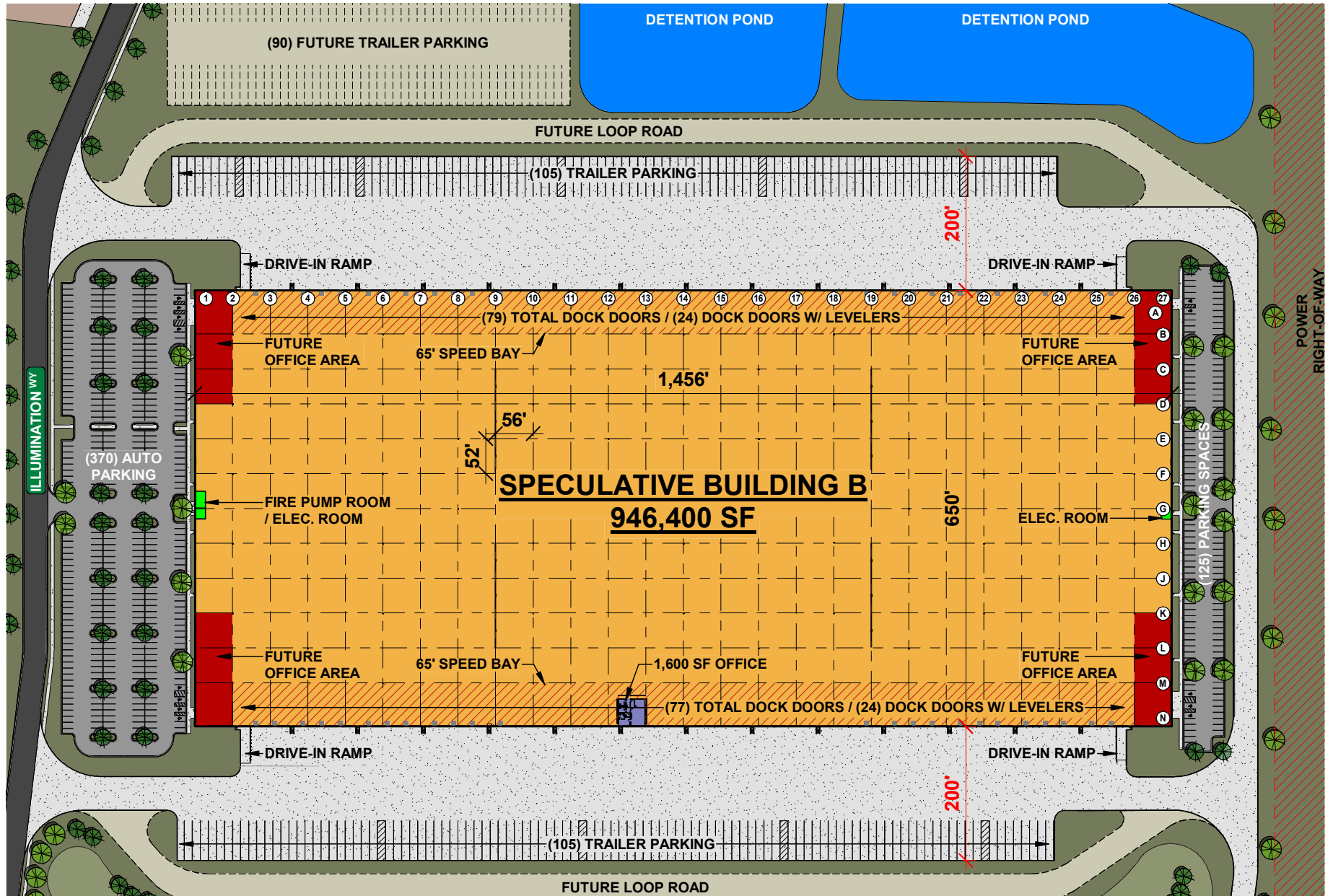
7409 MINK ST PATASKALA, OH

UP TO 946,400 ± SF AVAILABLE
CROSS DOCK CONFIGURATION



RED CHIP FARMS

FLOOR PLAN



7409 MINK ST PATASKALA, OH

CONSTRUCTION COMPLETE
MOVE-IN READY



RED CHIP FARMS

SITE OVERVIEW



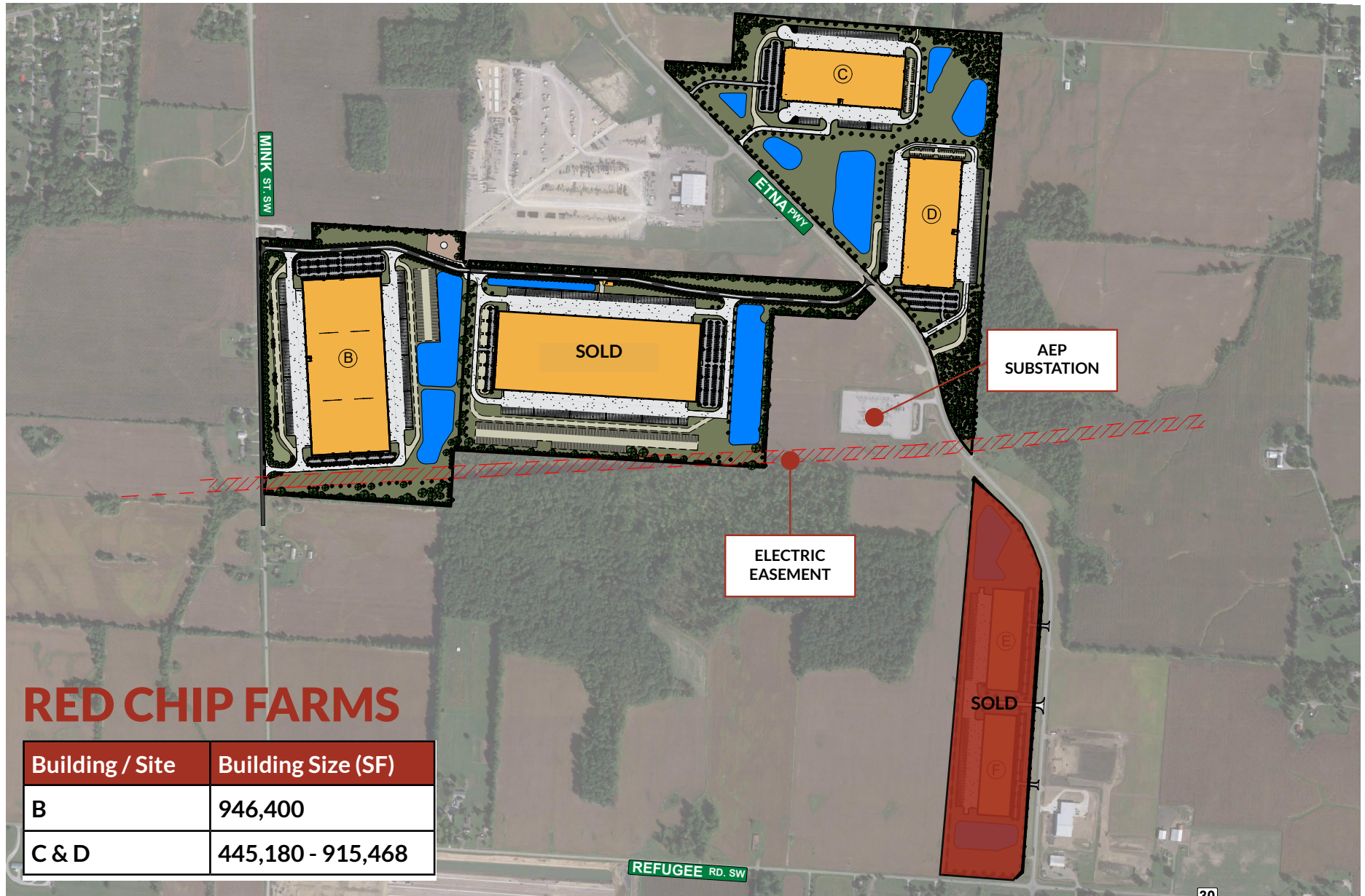
7409 MINK ST PATASKALA, OH

100,000 SF UP TO 1M SF AVAILABLE
BUILD-TO-SUIT OPTIONS IN RED CHIP
FARMS INDUSTRIAL PARK



RED CHIP FARMS

MASTER PLAN



RED CHIP FARMS

Building / Site	Building Size (SF)
B	946,400
C & D	445,180 - 915,468

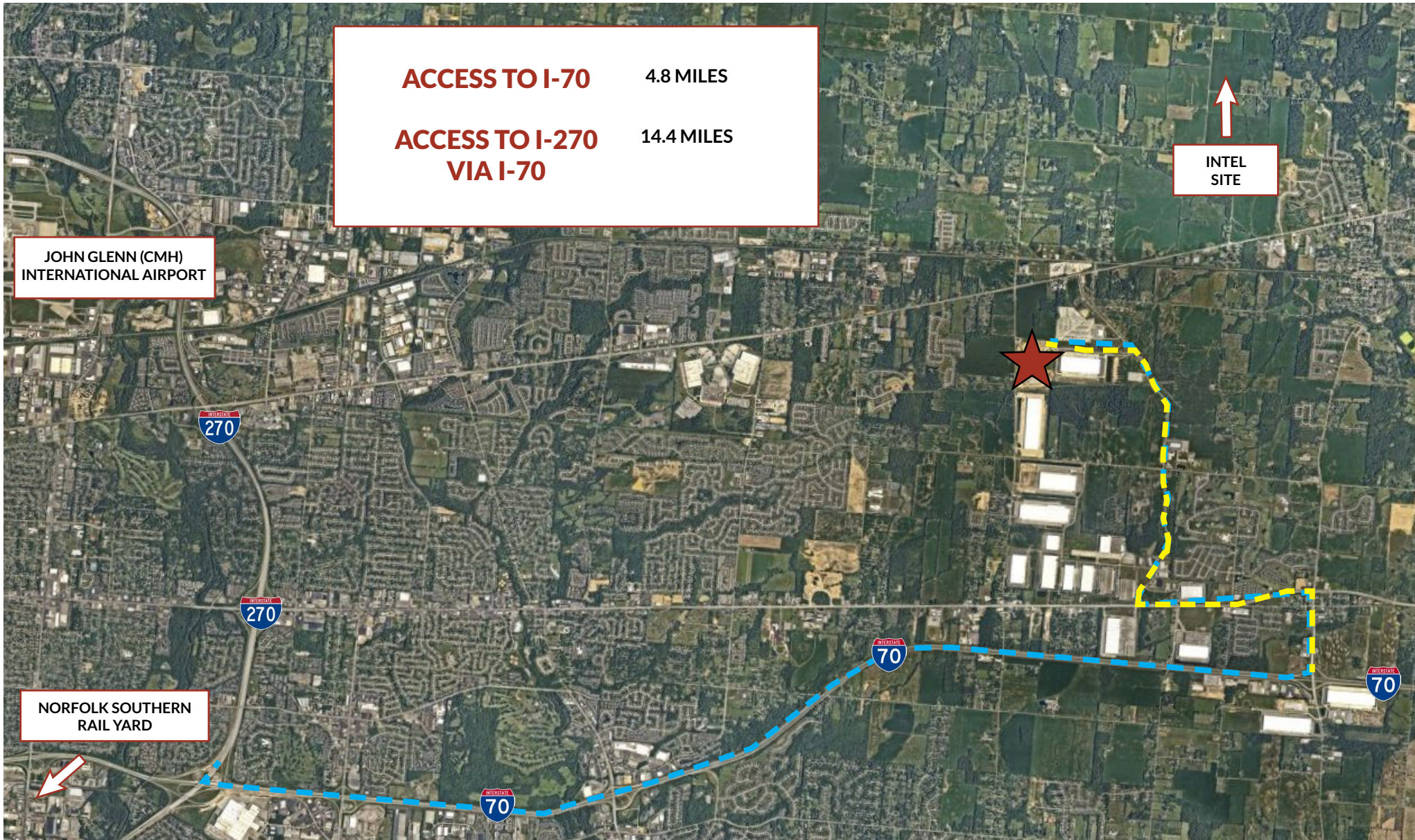
7409 MINK ST PATASKALA, OH

STRATEGICALLY POSITIONED
CONVENIENT HIGHWAY ACCESS



RED CHIP FARMS

AREA ACCESS



7409 MINK ST PATASKALA, OH

CORPORATE NEIGHBORS

LOCATED AMONG MANY FORTUNE

500 COMPANIES



RED CHIP FARMS

CORPORATE NEIGHBORS



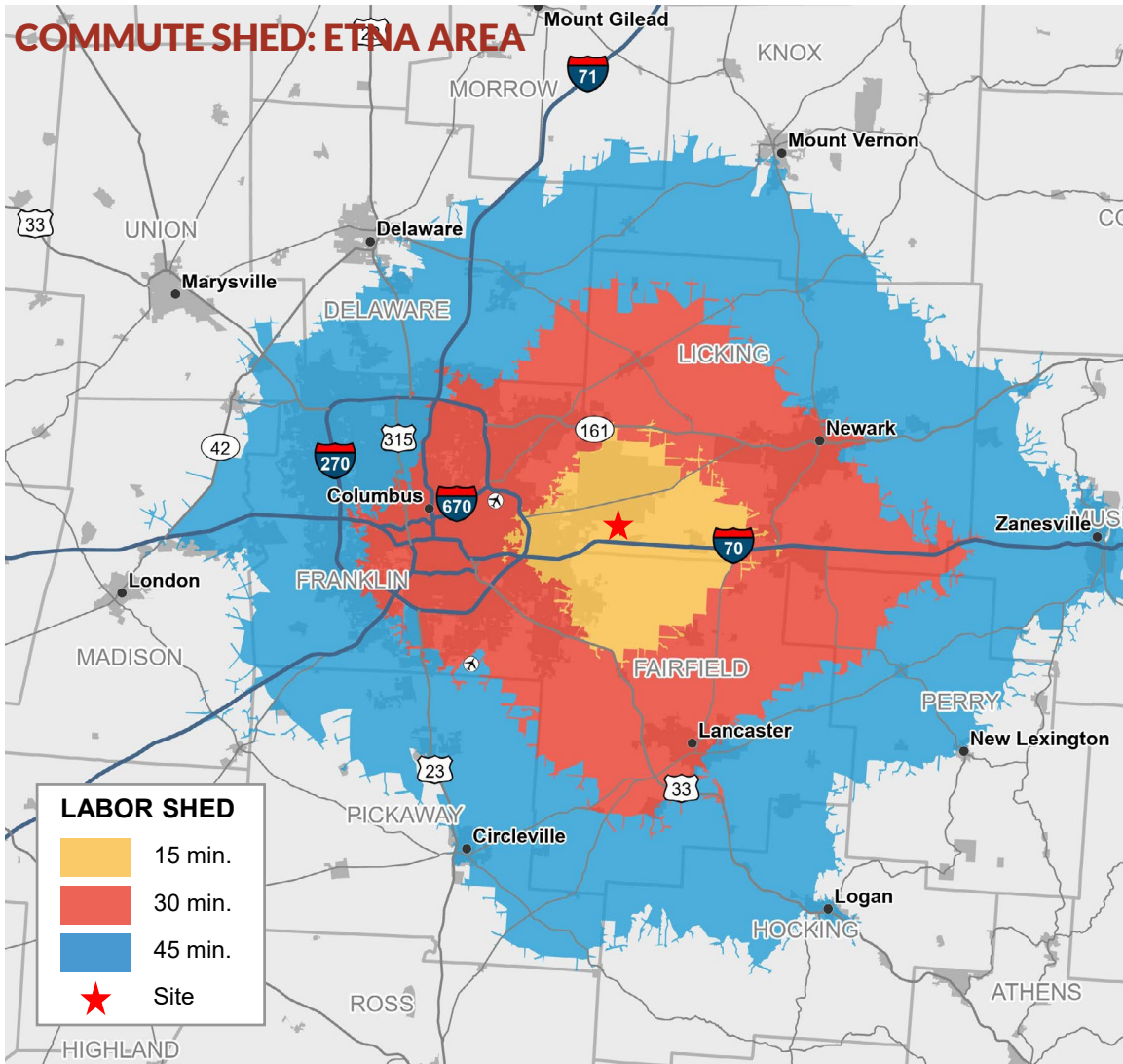
7409 MINK ST PATASKALA, OH

EXPERIENCED TALENT POOL
AFFORDABLE FOR
WORKERS & BUSINESSES



RED CHIP FARMS

LABOR FORCE



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

15



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

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

30



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

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

45



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

Drivetime

7409 MINK ST PATASKALA, OH

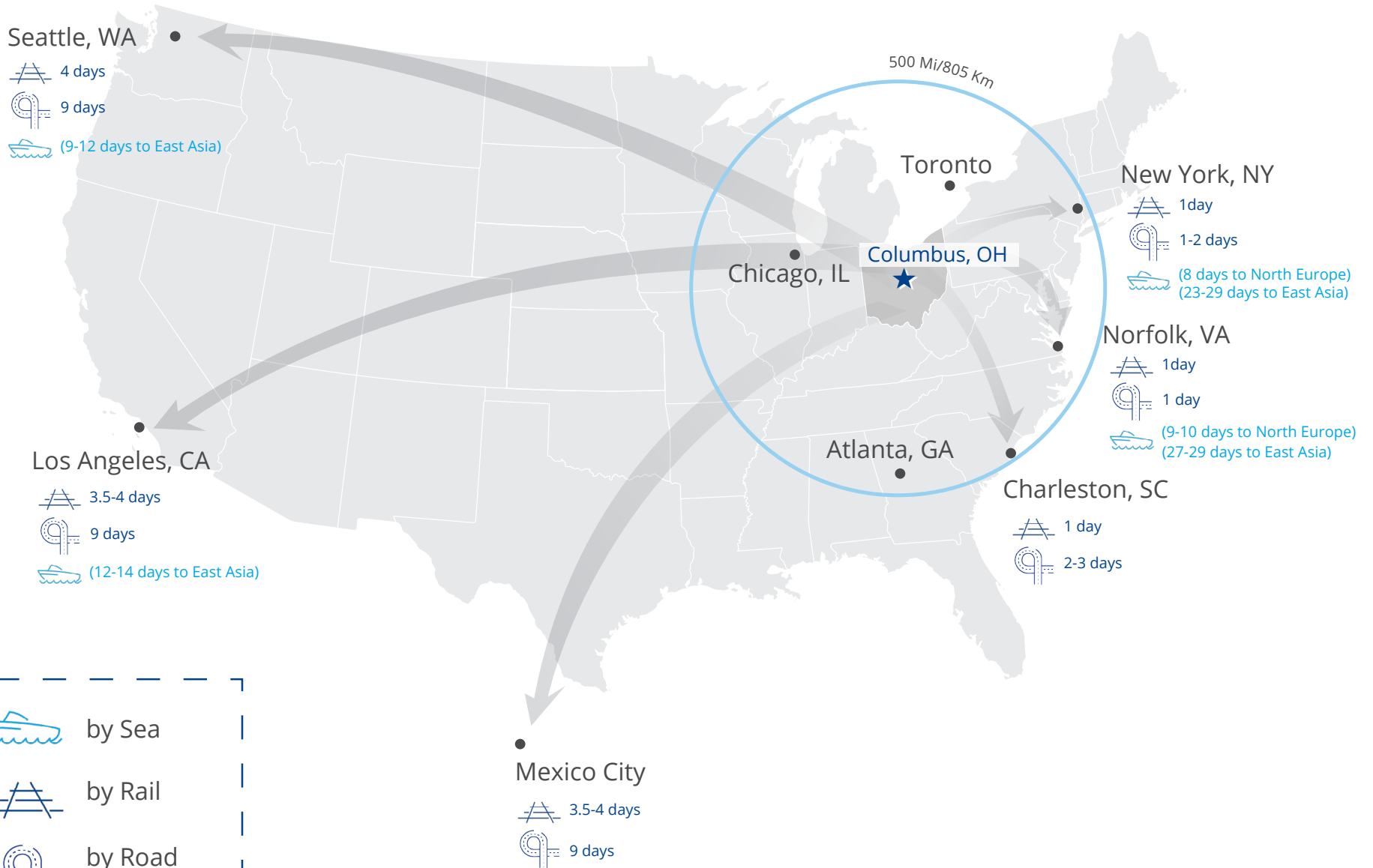
NATIONAL ACCESS

**44% OF THE U.S. POPULATION IS
WITHIN 500 MILES OF COLUMBUS**



RED CHIP FARMS

MARKET ACCESS



	by Sea
	by Rail
	by Road



RED CHIP FARMS

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