



**RED CHIP FARMS**



**2M+ SF FOR LEASE**

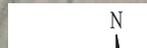
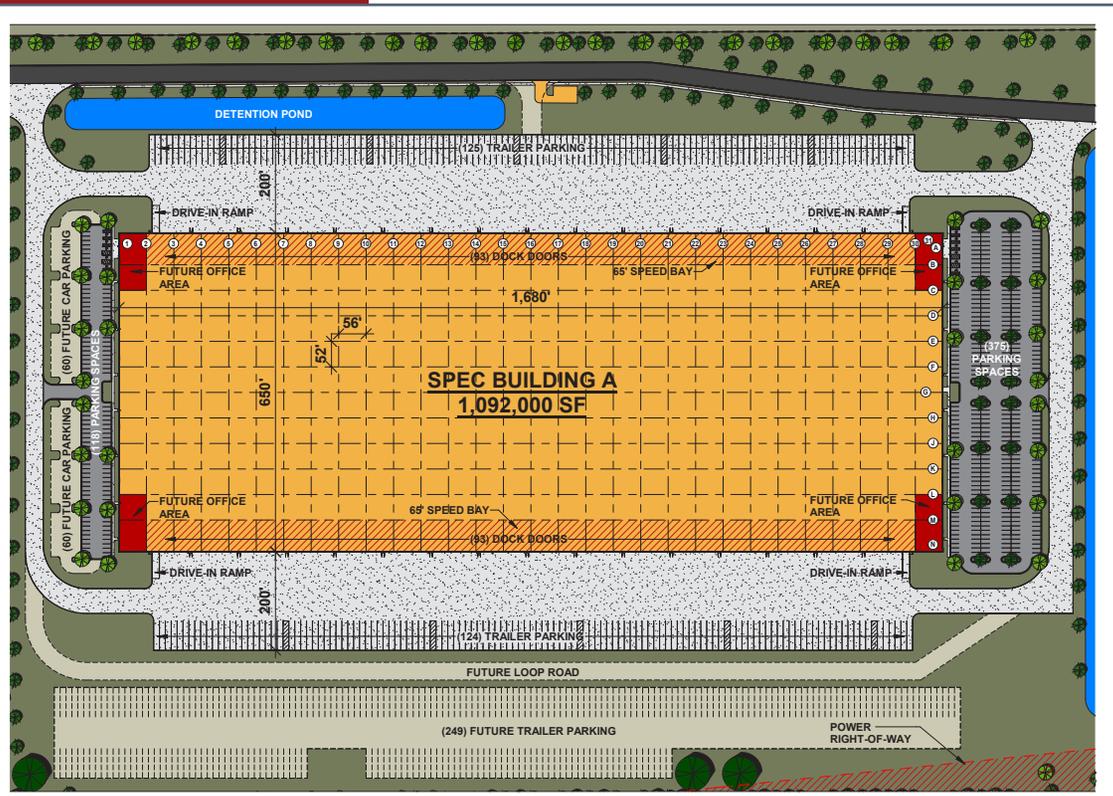
1M+ SF DELIVERS Q3 2022

15 YEAR TAX ABATEMENT

# BUILDING A SPECIFICATIONS

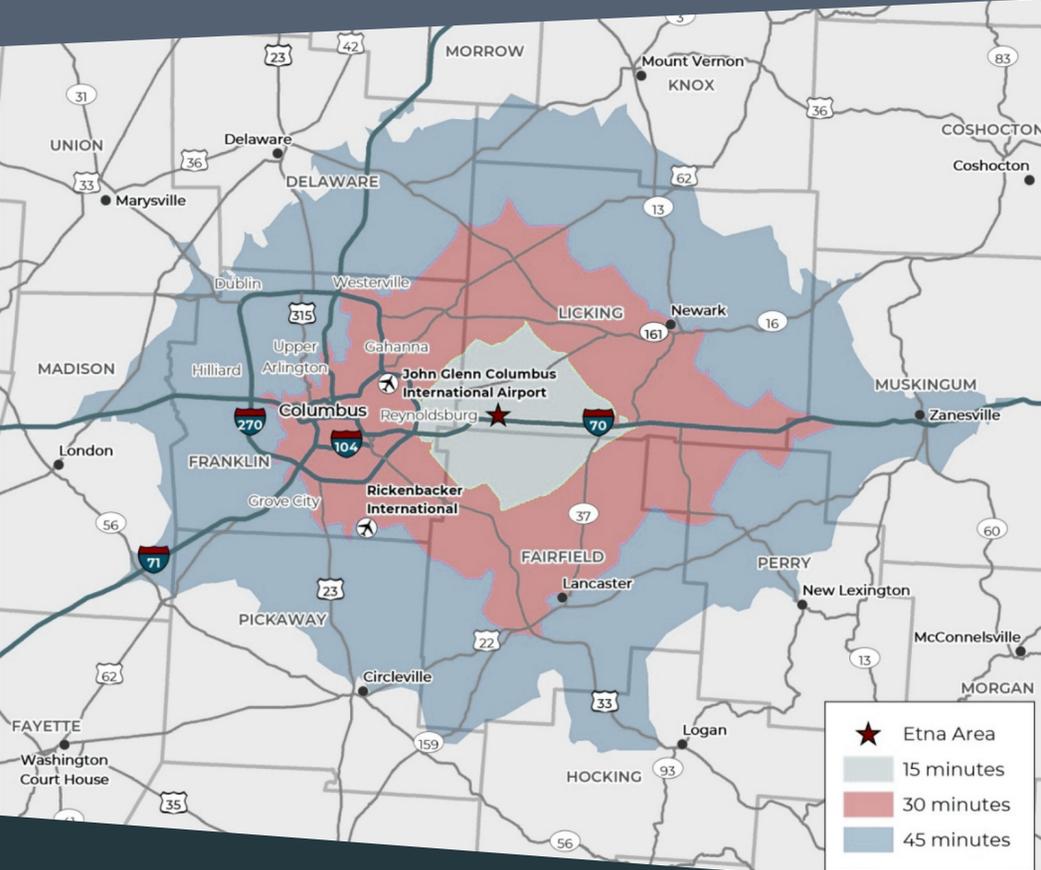
Available:	1,092,000 SF
Office:	To suit
Clear Height:	40'
Column Spacing:	52' x 56'
Speed Bay:	65'
Car Parking:	493 (expandable to 613)
Trailer Parking:	249 (expandable to 498)
Exterior Docks:	186
Drive-in Doors:	4
Load Type:	Cross-dock
Sprinklers:	ESFR
Lighting:	Show lighting
Slab:	8" reinforced concrete

# SITE PLAN DETAILS



## LOCAL DEMOGRAPHICS

WITHIN **30 MINUTES** THERE ARE **OVER 34,100 RESIDENTS** EMPLOYED IN TRANSPORTATION AND MATERIAL MOVING OCCUPATIONS.



### 15 MINUTES



**164,448**  
POPULATION



**78,619**  
EMPLOYED  
POPULATION



**5,286**  
TRANSPORTATION  
/MATERIAL  
MOVING WORKERS



**3,446**  
PRODUCTION  
WORKERS

### 30 MINUTES



**988,500**  
POPULATION



**445,028**  
EMPLOYED  
POPULATION



**34,186**  
TRANSPORTATION  
/MATERIAL  
MOVING WORKERS



**24,996**  
PRODUCTION  
WORKERS

### 45 MINUTES



**1,905,971**  
POPULATION



**880,066**  
EMPLOYED  
POPULATION



**60,889**  
TRANSPORTATION  
/MATERIAL  
MOVING WORKERS



**47,339**  
PRODUCTION  
WORKERS

## INFLOW JOB CHARACTERISTICS

### BY AGE



**35.2%**  
AGE 29 OR YOUNGER



**53.0%**  
AGE 30 TO 54



**11.8%**  
AGE 55 OR OLDER

### BY INDUSTRY



**6.0%**  
MANUFACTURING



**83.7%**  
TRADE, TRANSPORTATION



**10.3%**  
ALL OTHER SERVICES

## LOCAL COMMUTE BY DISTANCE

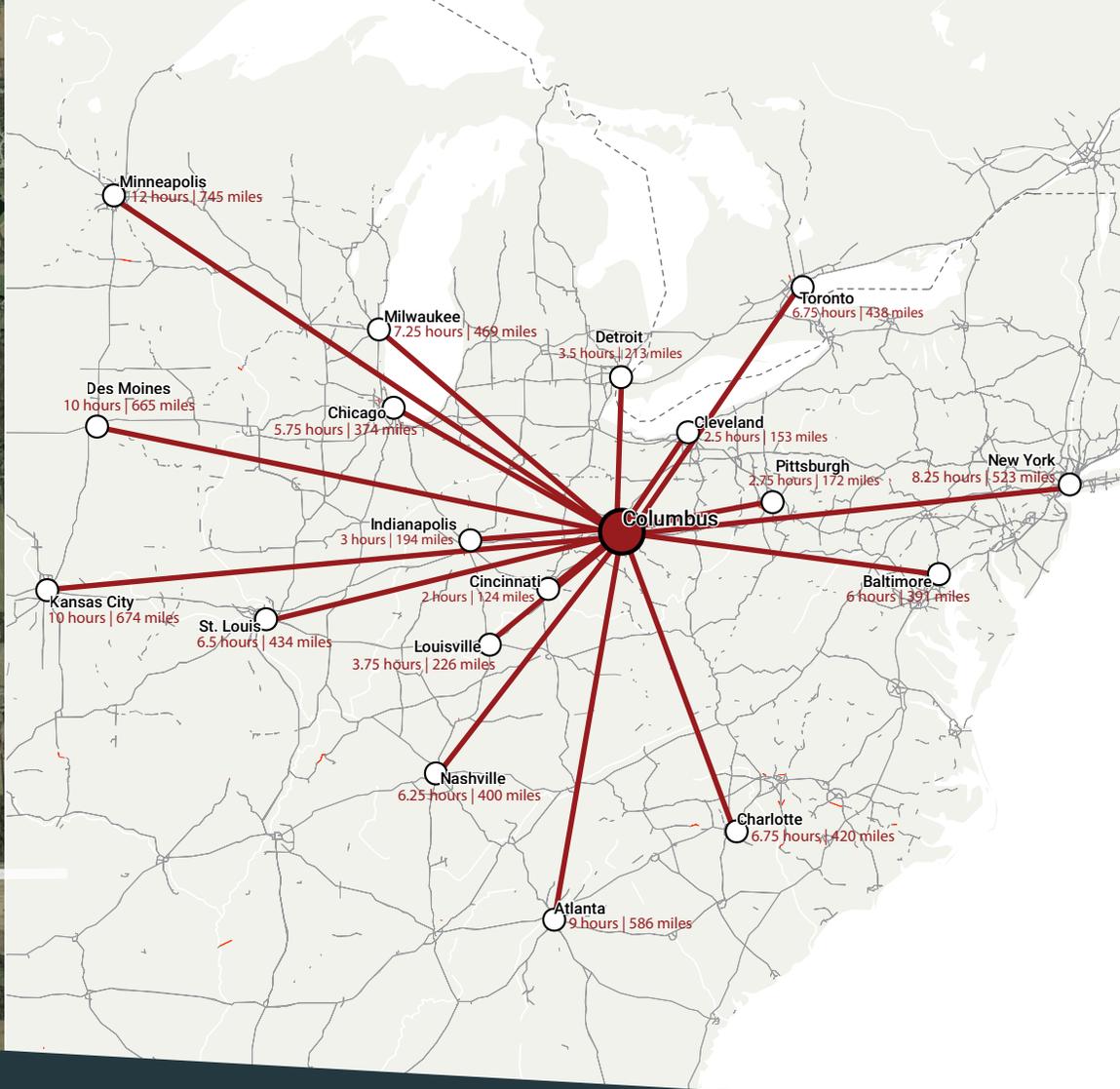
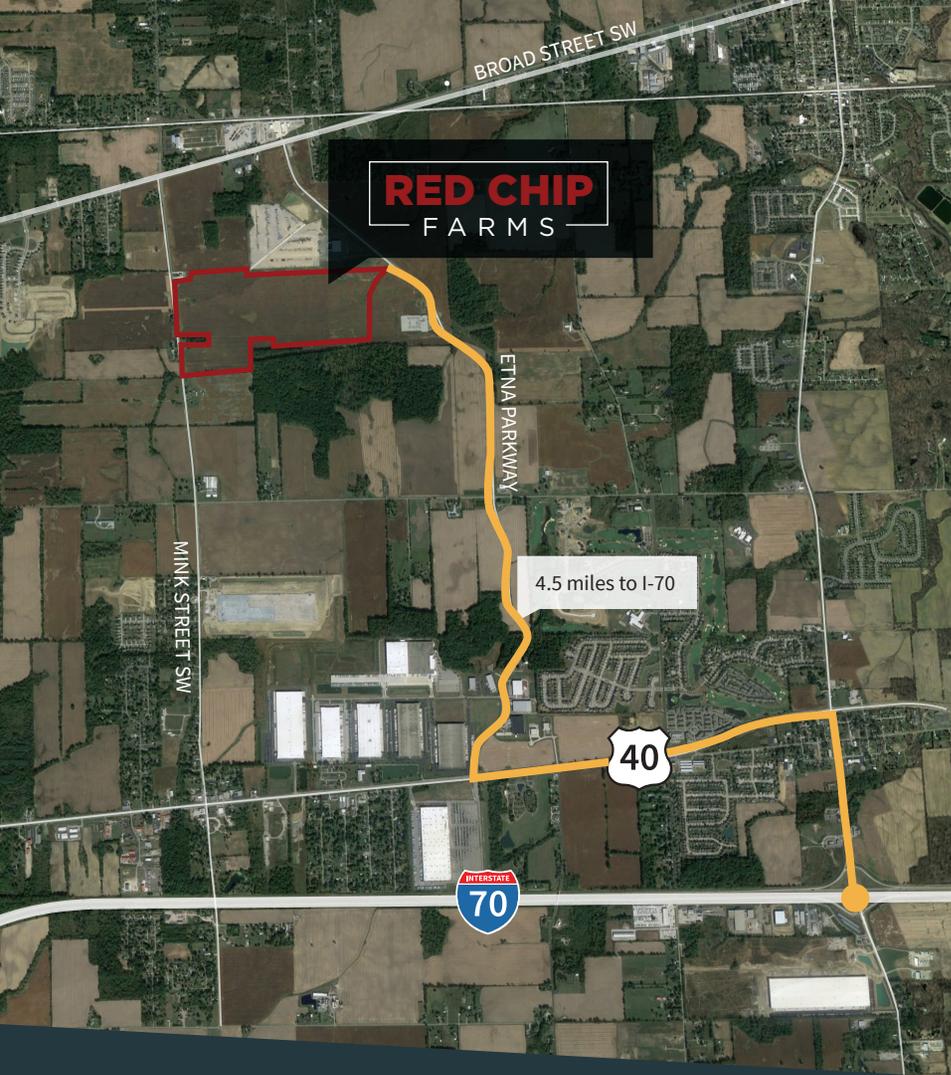


**37.7%**  
LESS THAN  
10 MILES

**40.8%**  
10 TO 24 MILES

**8.8%**  
5 TO 50 MILES

**12.7%**  
50+ MILES



## LOCATION

- Located within 1-day drive time of 40% of the United States population
- Great access to I-70 via five lane SR 310 new interchange
- Proposed easement through AEP land for access to recently upgraded Etna Parkway
- Access to labor-1.8 million people within 45 minute drive
- Proximity to John Glenn International Airport
- Pro-business location in the City of Pataskala



# RED CHIP FARMS

**FOR MORE INFO,  
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