



PATASKALA
COMMERCE CENTER

0 Etna Parkway
Pataskala, OH 43062



±255,000 SF of Brand-New Industrial Space For Lease

**INNOVATION MEETS INFRASTRUCTURE IN
OHIO'S EMERGING INDUSTRIAL CORRIDOR**








PIZZUTI



WELCOME TO PATASKALA COMMERCE CENTER

This exceptional opportunity at the Pataskala Corporate Park is +/- 255,000 square feet of brand-new class A industrial space that is helping to shape one of Central Ohio's most promising growth corridors. This state-of-the-art facility represents the next generation of industrial development, designed to meet the evolving needs of today's forward-thinking companies.

Specifications

	New site area:	14.495 ACRES
	Total building size:	255,000 SF
	Clear ceiling height:	36'
	Car parking:	175
	Dock doors:	26
	Drive-in doors:	2
	Power:	3,200A



SPECIFICATIONS

Municipality	City of Pataskala
Business park	The Pataskala Corporate Park
Zoning	PM (Planned Manufacturing)
Licking County parcel ID	064-152862-00
Site size	14.495 acres
Total building	+/- 255,000 SF
Building dimensions	300' X 850'
Construction status	Commencement September 2026
Occupancy	Q2 2027
Exterior walls	Precast concrete panel
Column spacing	56' wide x 48' deep (35'6" wide end bays)
Speed bays	60' x 48'
Bay size	14,400 SF
Roof	Built up membrane
Floor	7"
Ceiling height	36'
Warehouse lighting	LED High Bay with motion sensors, foot candles: 30' candles at 36' AFF

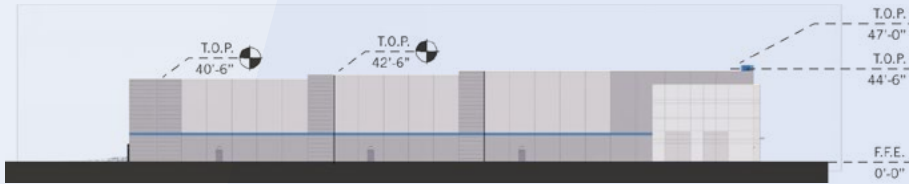
Heating	Roof mounted make-up air unit
Fire suppression	ESFR
Loading configuration	Rear load
Truck court	135' (60' concrete pad)
Dock doors	26 , Expandable to 46
Dock equipment	26 fully equipped with levelers, bumpers, seals and lights at each door
Drive-In doors	2 – 12'x14'
Auto parking:	175 spaces
Exterior water & sanitary	Southwest Licking Community Water
Electric provider	AEP Ohio
Electric service	3,200 amps – 277/480V 3 Phase
Fiber	Spectrum & AT&T
Signage potential	Building/Suite
Real estate tax incentives:	Tax Abatement available within Pataskala Corporate Park CRA



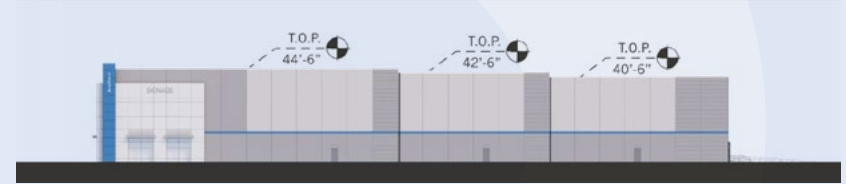
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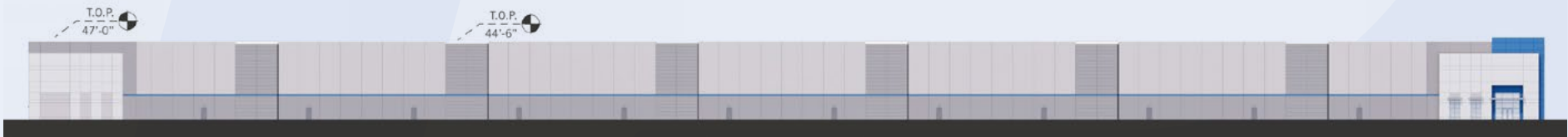
North Elevation



West Elevation



East Elevation






South Elevation

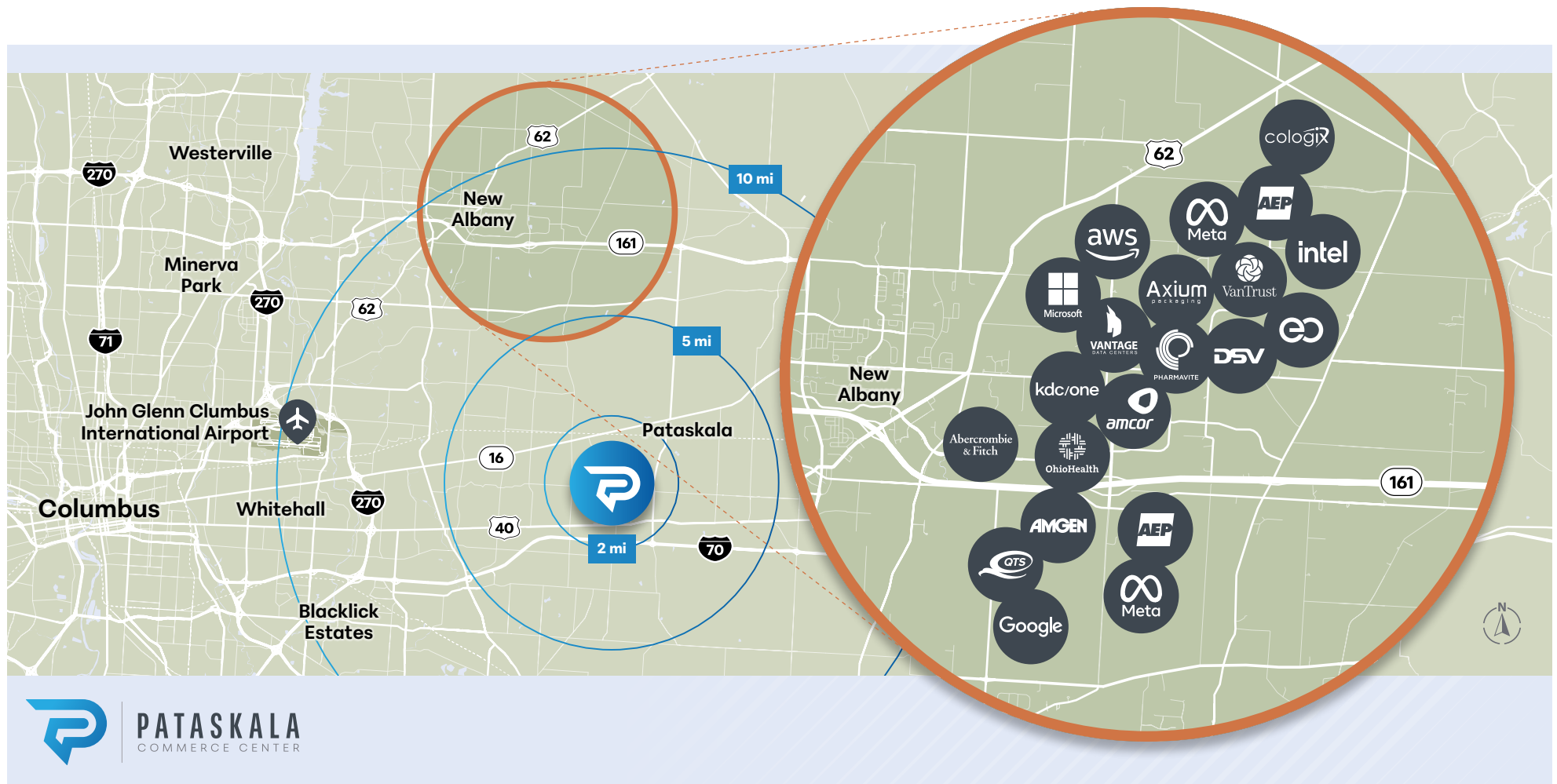
ELEVATION RENDERINGS

LOCATION ADVANTAGE

Positioned in the heart of Ohio's expanding industrial landscape, Pataskala Commerce Center offers unparalleled connectivity to major markets and distribution networks. Located just minutes from Columbus, companies benefit from immediate access to the region's largest metropolitan area and its robust workforce of over one million people. The proximity to New Albany places tenants at the epicenter of one of Ohio's most dynamic business communities, home to major corporate headquarters and a thriving ecosystem of innovation-driven companies.

Demographics

	2 miles	5 miles	10 miles
 Population:	7,587	77,979	320,128
 Average household income:	\$102,286	\$109,381	\$96,977
 Total daytime employment:	2,660	20,835	110,233



CORPORATE NEIGHBORS





▪ Minneapolis

▪ Green Bay

▪ Milwaukee

▪ Chicago

▪ Indianapolis

▪ St. Louis

▪ Springfield

▪ Little Rock

▪ Jackson

▪ Nashville

▪ Memphis

▪ Birmingham

▪ Atlanta

▪ Birmingham

▪ Sudbury

▪ Ottawa

▪ Montreal

▪ Bangor

▪ Burlington

▪ Portland

▪ Toronto

▪ Syracuse

▪ Albany

▪ Boston

▪ Lansing

▪ Detroit

▪ Buffalo

▪ Cleveland

▪ Pittsburgh

▪ New York

▪ Philadelphia

▪ Cincinnati

▪ Baltimore

▪ Charleston

▪ Richmond

▪ Blacksburg

▪ Charlotte

▪ Charleston





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