TARQUINCoRE, LLC

PROPERTY FACT SHEET
108 Tomlinson Drive
Zelienople, PA 16063

			Total Building Size	*220,000 SF*
			Available Space	*110,000 SF*
			Office	*3% allowance per client specifications*
			Warehouse	
			Conditioned Space	
			Electric	*1600 Amp* *480/277 V* *3-phase* *4 wire*
Internet Provider/Speed	*Verizon*			
			Provider	*Penn Power*
Township/Municipality	*Jackson Twp*			*1-800-720-3600*
Ceiling height	*32'*		**Gas Capacity (Line Size)**	*Peoples Gas*
			Provider	*1-800-764-0111*
Acreage (Total/Usable)	*12 acres*			
			Water Capacity (Line Size)	*PA American Water*
Zoning	*CC - Commercial Corridor*		**Provider**	*1-800-565-7292*
Parking Spaces	*208*		**Sewer**	*Western Butler County Authority*
Last paved			**Provider**	*724-452-5501*
Dock Doors	*22 - 9'x10' overhead doors*		**Distance to nearest interstate**	
	w/ dock shelters, dock locks &		**I-79**	*0.6 miles*
	35,000 lbs mechanical levels			
			Distance to nearest main road	
Drive-in Doors	*2 - 12'x14' overhead doors*		**Route 19**	*0.5 miles*
Sprinkler System Type	*ESFR K-17 System*		**Distance to nearest airport**	
			PGH International	*34 miles*
Column Spacing			**Allegheny County**	*36 miles*
Warehouse bays	*50' x 46'8"*			
Loading bays	*50' x 60'*		**Available Phase I**	
			Phase II	*N/A*
Floor Thickness				
Warehouse	*7" concrete fiber reinforced*		**Floor Plans available**	*Yes*
Office	*7" concrete fiber reinforced*			
			Site Plans available	*Yes*
Lighting				
Warehouse	*T-5 high bay light fixtures*		**Outside Storage Area**	*N/A*
Office				
			Cranes	*N/A*
Roof Style	*EPDM membrane*			
			Backup Generator	*N/A*

updated May 2021