



915 Taylor Road

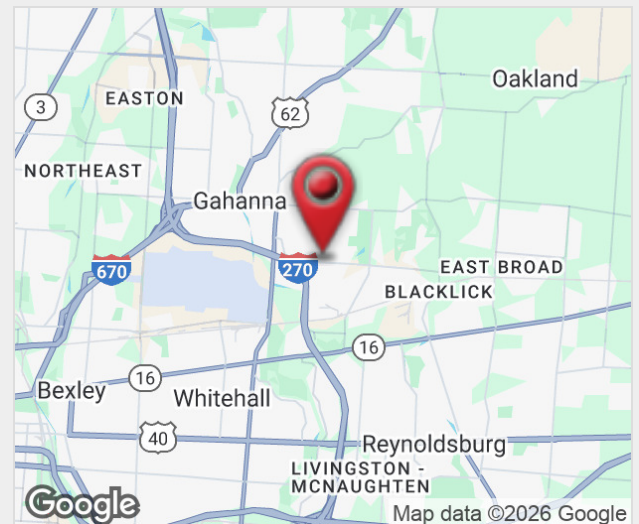
915 Taylor Road, Gahanna, Ohio 43230

Property Features

- 72,000 SF Office/Warehouse
- ±2,436 SF Main Office + 640 SF Remote Office in Warehouse
- Demisable to 24,000 SF and 48,000 SF Units
- 13 Docks (9' x 10') & 1 Drive-In Door (12' x 14')
- 24' Clear Height
- 50' x 40' Column Spacing
- ESFR Sprinkler System
- **Fully Climate-Controlled Warehouse**
- Available Immediately
- Professionally Managed by The Meritex Company

Lease Rate: \$8.50 SF/Yr

OPEX: \$2.34 PSF



For more information:

Matthew Osowski, SIOR

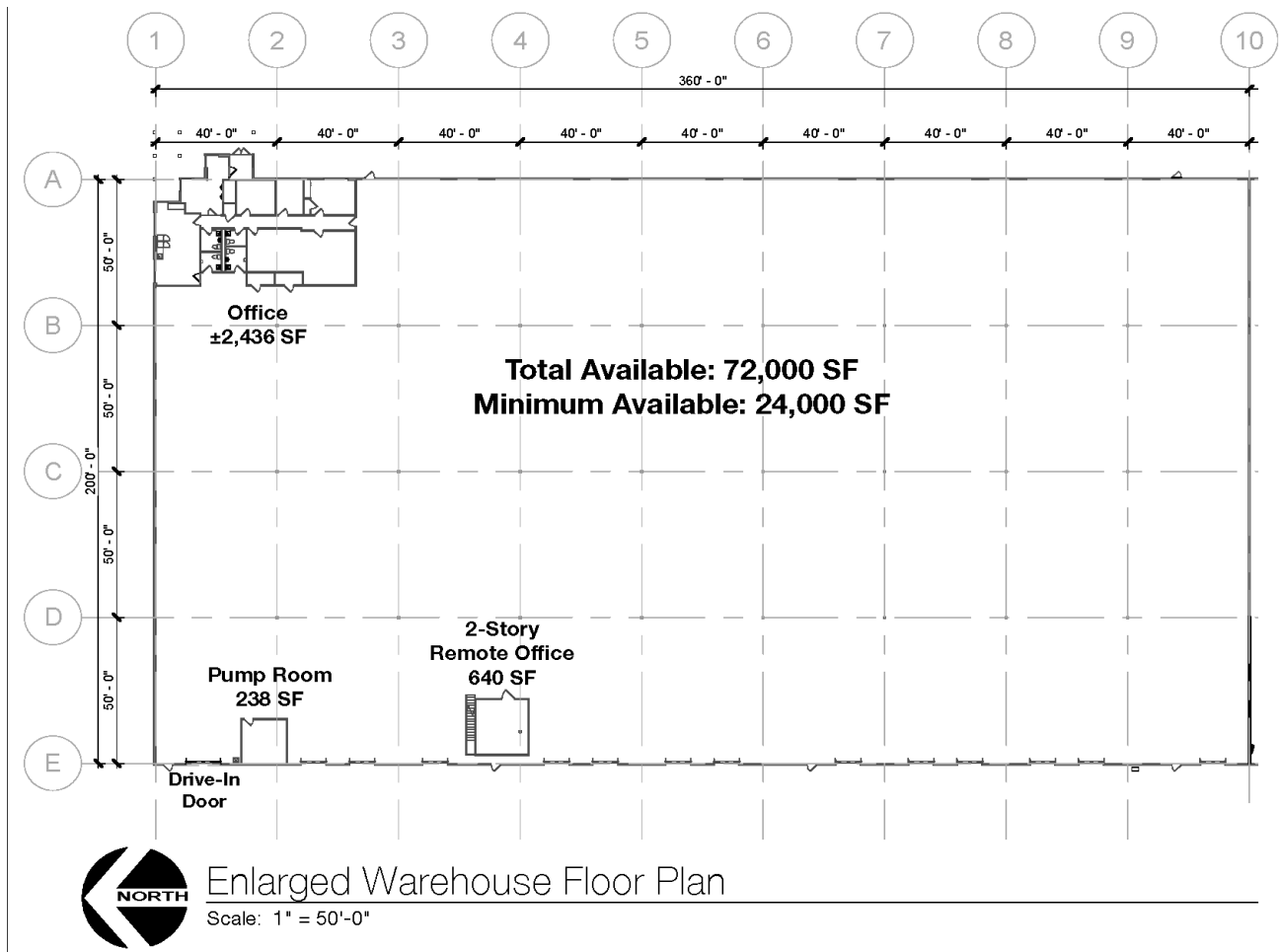
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Curt Berlin, SIOR

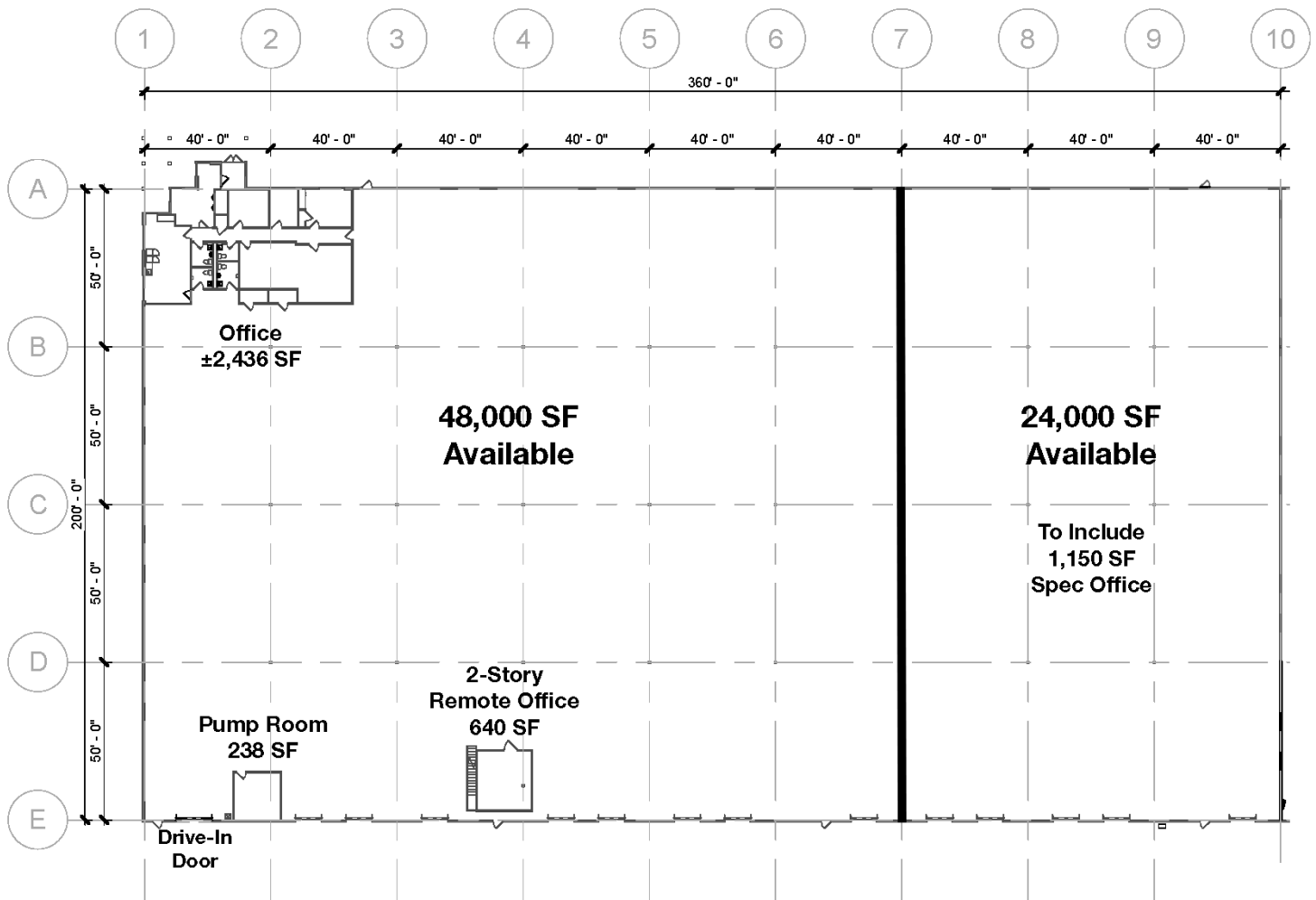
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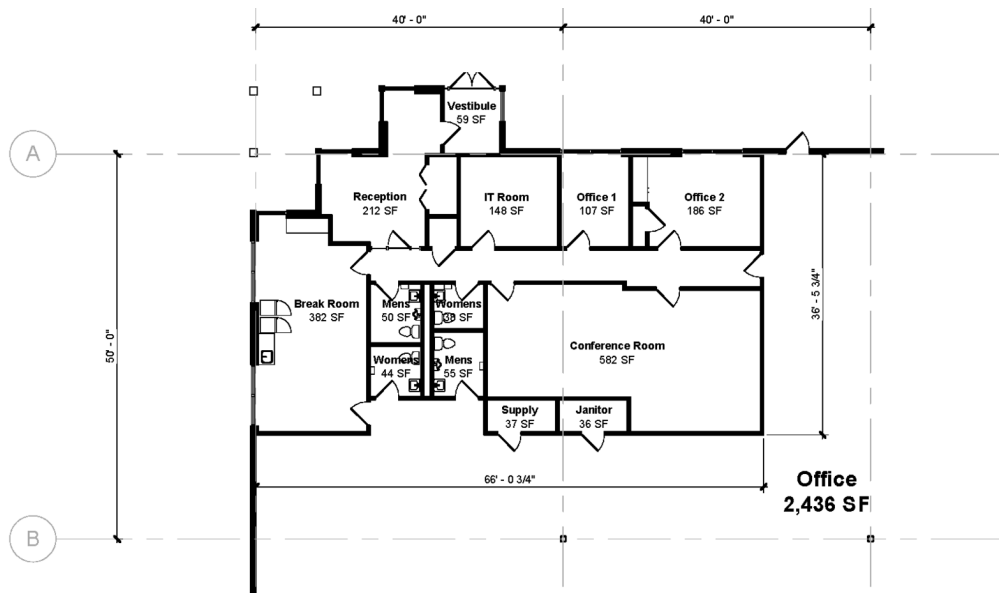


SUITE	LEASE RATE	LEASE TYPE	OPEX	SIZE (SF)	OFFICE (SF)	DOCKS	DRIVE-INS	AVAILABILITY
Unit 1	\$8.50 SF/YR	NNN	\$2.34 PSF	72,000 SF	3,076 SF	13	1	IMMEDIATE
Unit 1A	\$8.50 SF/YR	NNN	\$2.34 PSF	48,000 SF	3,076 SF	8	1	IMMEDIATE
Unit 1B	\$8.50 SF/YR	NNN	\$2.34 PSF	24,000 SF	1,150 SF	5	0	4/1/2026



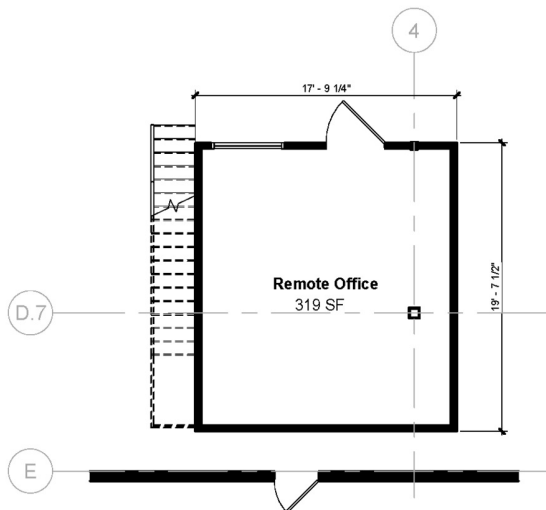
Enlarged Warehouse Floor Plan

Scale: 1" = 50'-0"



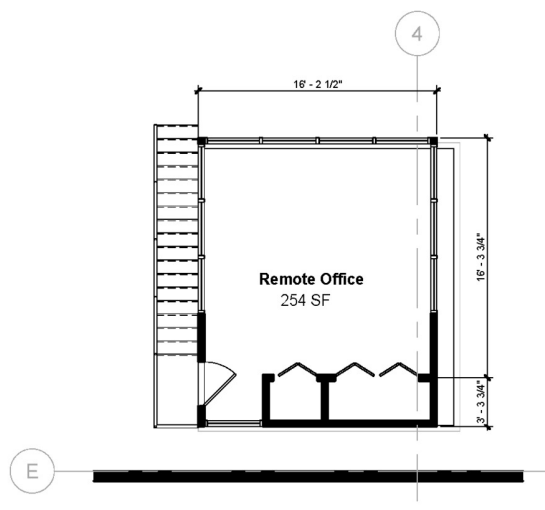
Office Plan

Scale: 1/16" = 1'-0"



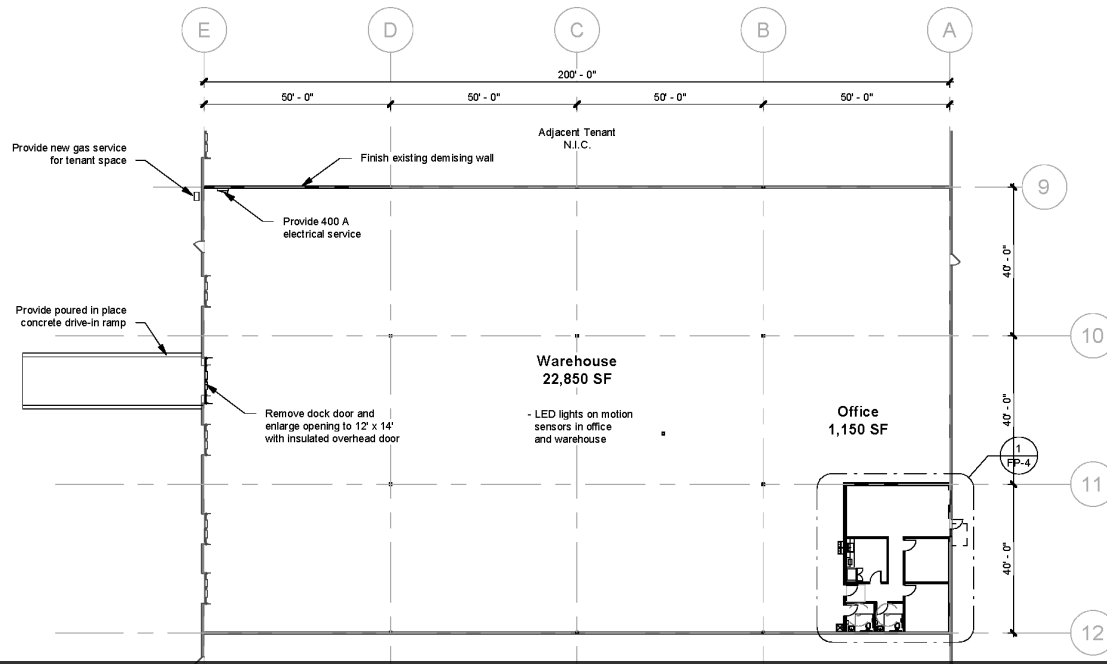
Remote Office Level 1

Scale: 1/8" = 1'-0"

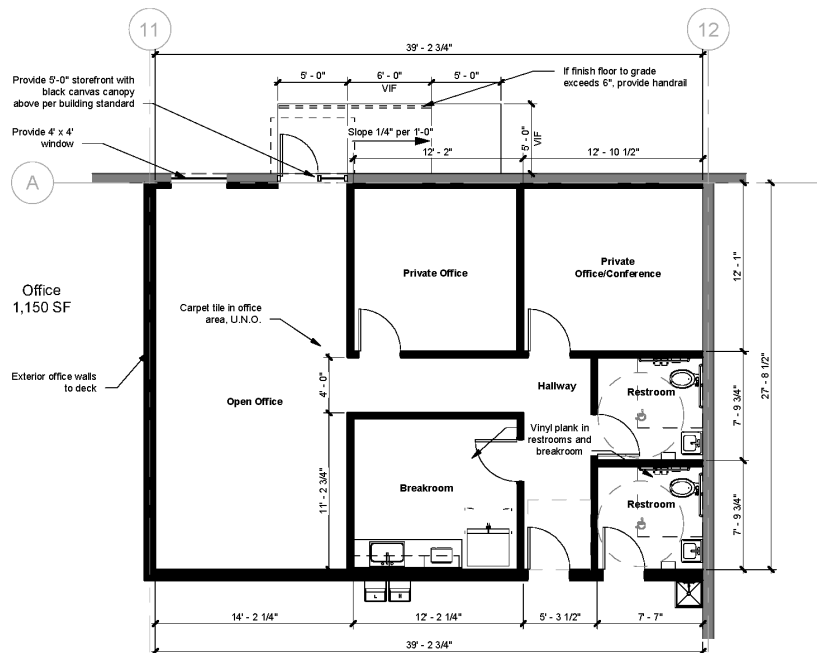


Remote Office Level 2

Scale: 1/8" = 1'-0"



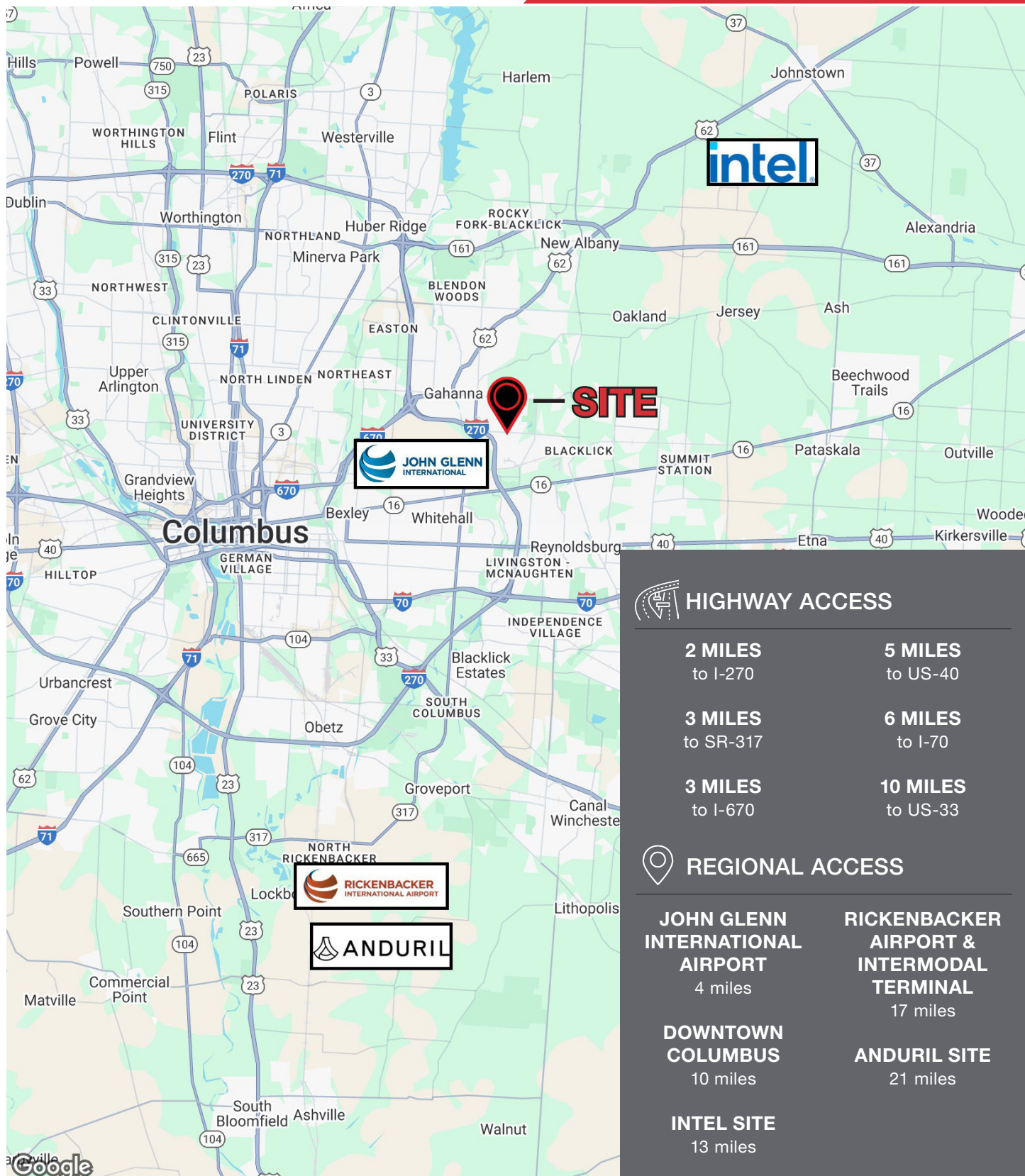
24,000 SF Office/Warehouse (If Suite Demised)

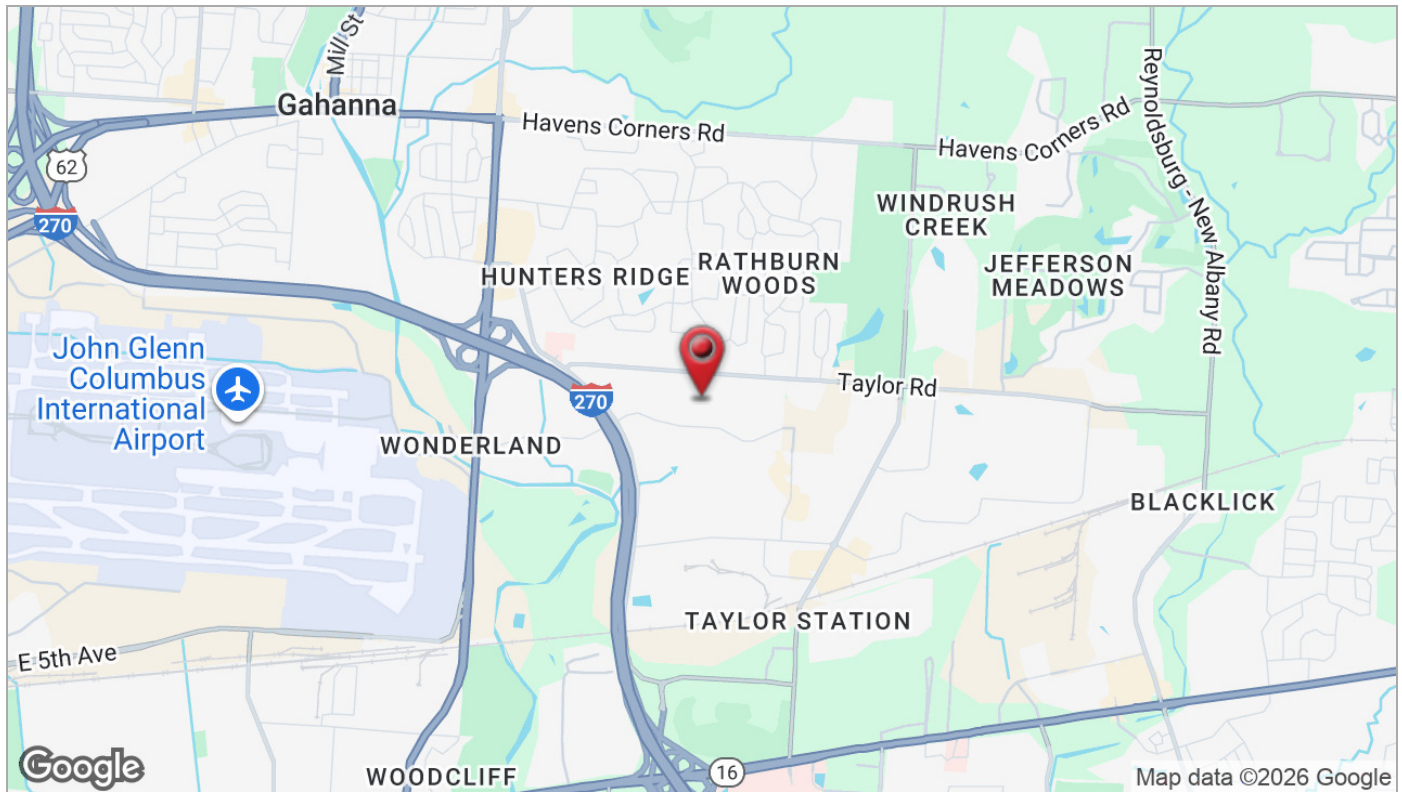


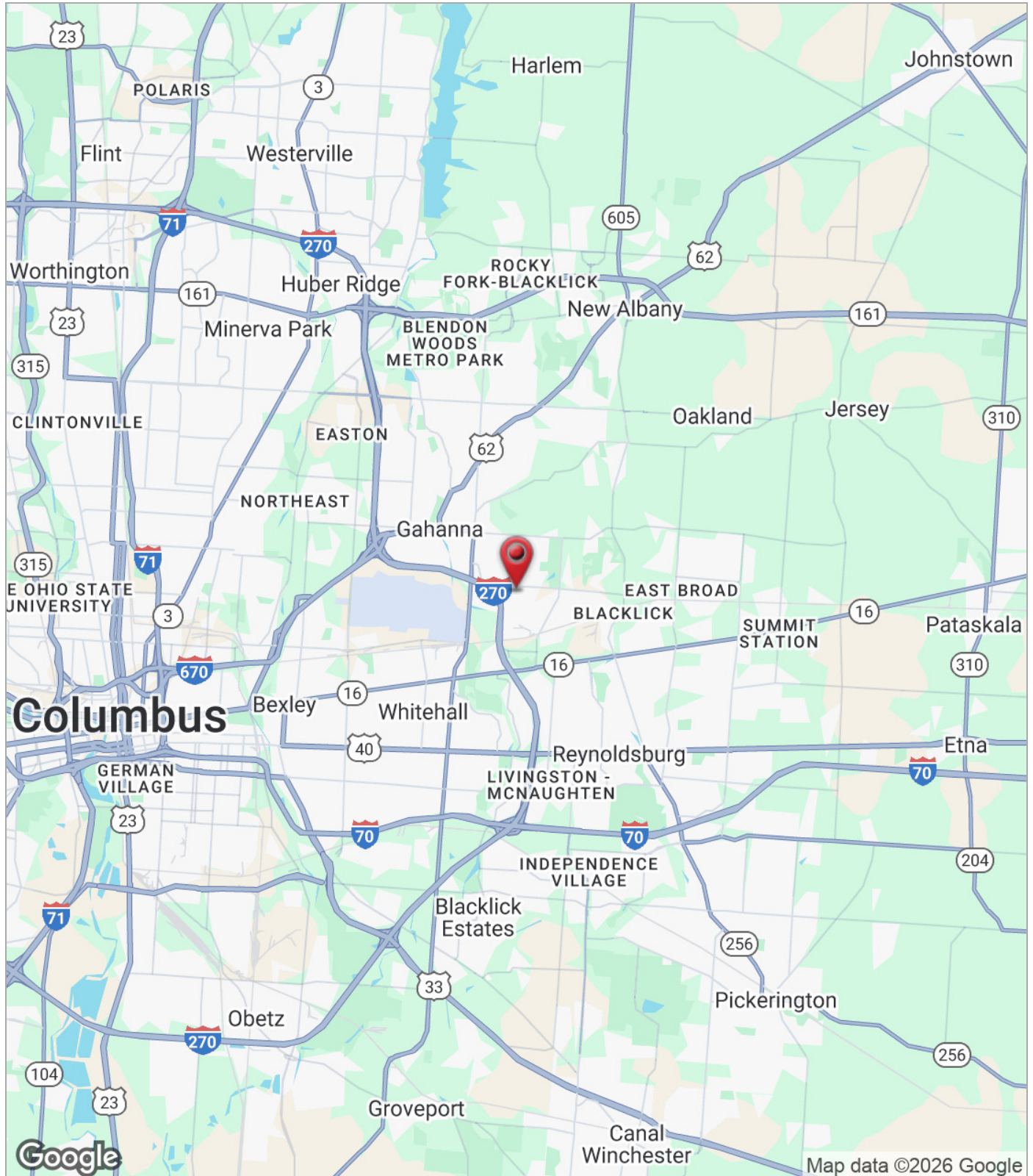
Spec Office Space for 24,000 SF Demised Suite

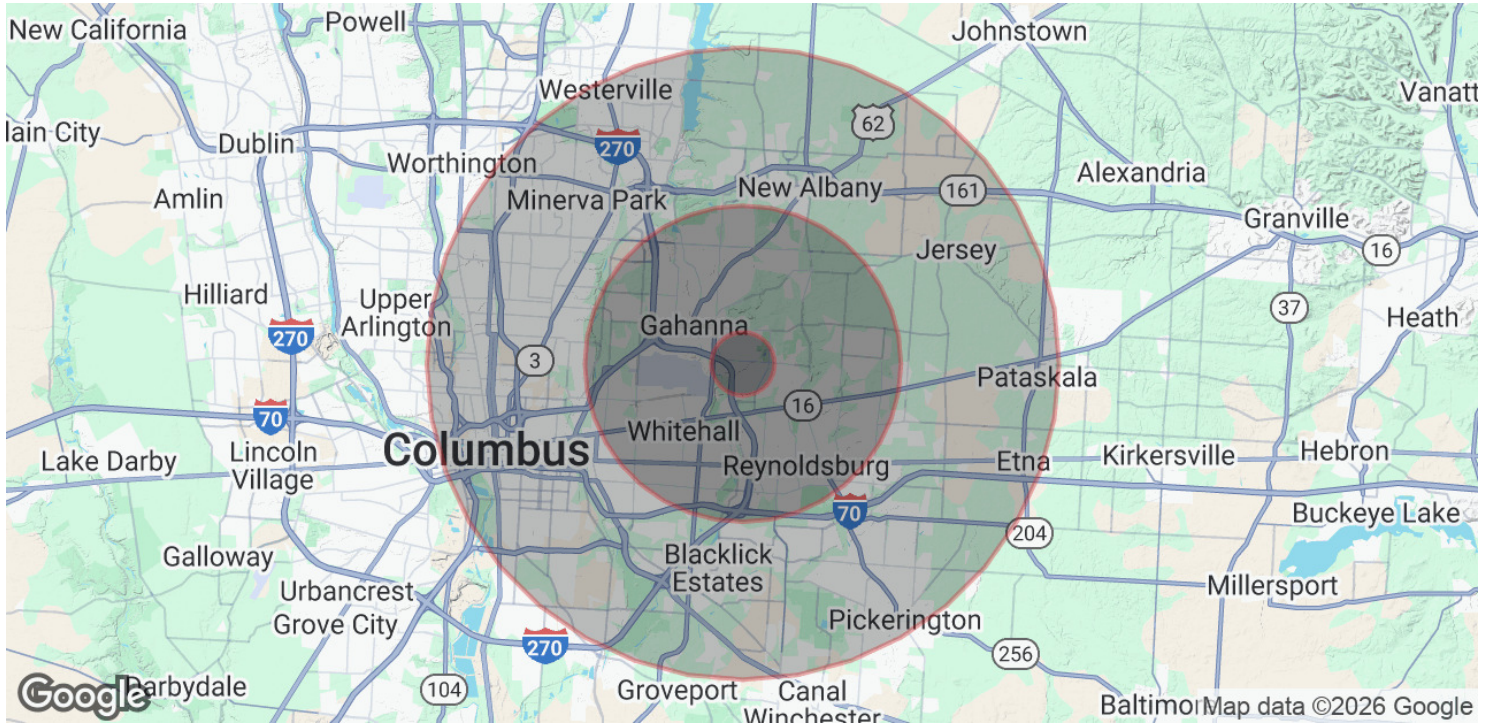
Scale: 1/8" = 1'-0"











POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,863	190,945	682,986
Average Age	36.4	35.8	34.9
Average Age (Male)	33.1	34.5	33.6
Average Age (Female)	37.8	37.1	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,139	77,636	273,294
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$97,598	\$66,095	\$61,413
Average House Value	\$220,918	\$189,772	\$177,551

2020 American Community Survey (ACS)