

**FOR LEASE**

# 1811 Deffenbaugh Ct.

Eastgate Business Center

Gahanna, OH 43230



**MARK F. TAGGART**  
CO., AMO



## 20,000 S.F. AVAILABLE

- 20,000 S.F. (100' x 200')
- +/- 830 s.f. Office (Break area, 2 Restrooms)
- +/- 19,170 s.f. Warehouse
- One (1) Drive-In Door (12' x 14')
- Four (4) Dock Doors (9' x 10') with 6' x 6' 30,000lb mechanical levelers
- 400 amp 277/280V 3ph electrical service
- 300,000 BTU forced natural gas heater

## LOCATION

- Corner of Deffenbaugh Ct. & Eastgate Pkwy
- +/- 3 Miles to I-270
- +/- 10 Miles to Health & Beauty Park
- +/- 5 Miles to John Glenn International Airport
- +/- 16 Miles to Rickenbacker International Airport

## BUILDING & SITE SPECS

- Class A Warehouse
- Insulated Concrete tilt up panels
- Standing Seam Insulated (R19) Roof
- 50' x 50' Column Spacing
- 27' Clear Height
- T-5 Lighting with Motion Sensors
- Six inch (6") concrete "Super Flat" floor
- Trailer Parking Available
- **ESFR** Sprinkler
- +/- 55' Concrete Dock Pads

For more information regarding this property please contact:

### MARK F. TAGGART CO., AMO

942-A Freeway Drive North

Columbus, OH 43229

614.846.2993

www.mftco.com



### Jason Taggart

614.554.2000 (cell)

jason@mftco.com

### Jean Ferrell

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### Mark Taggart SIOR, CPM

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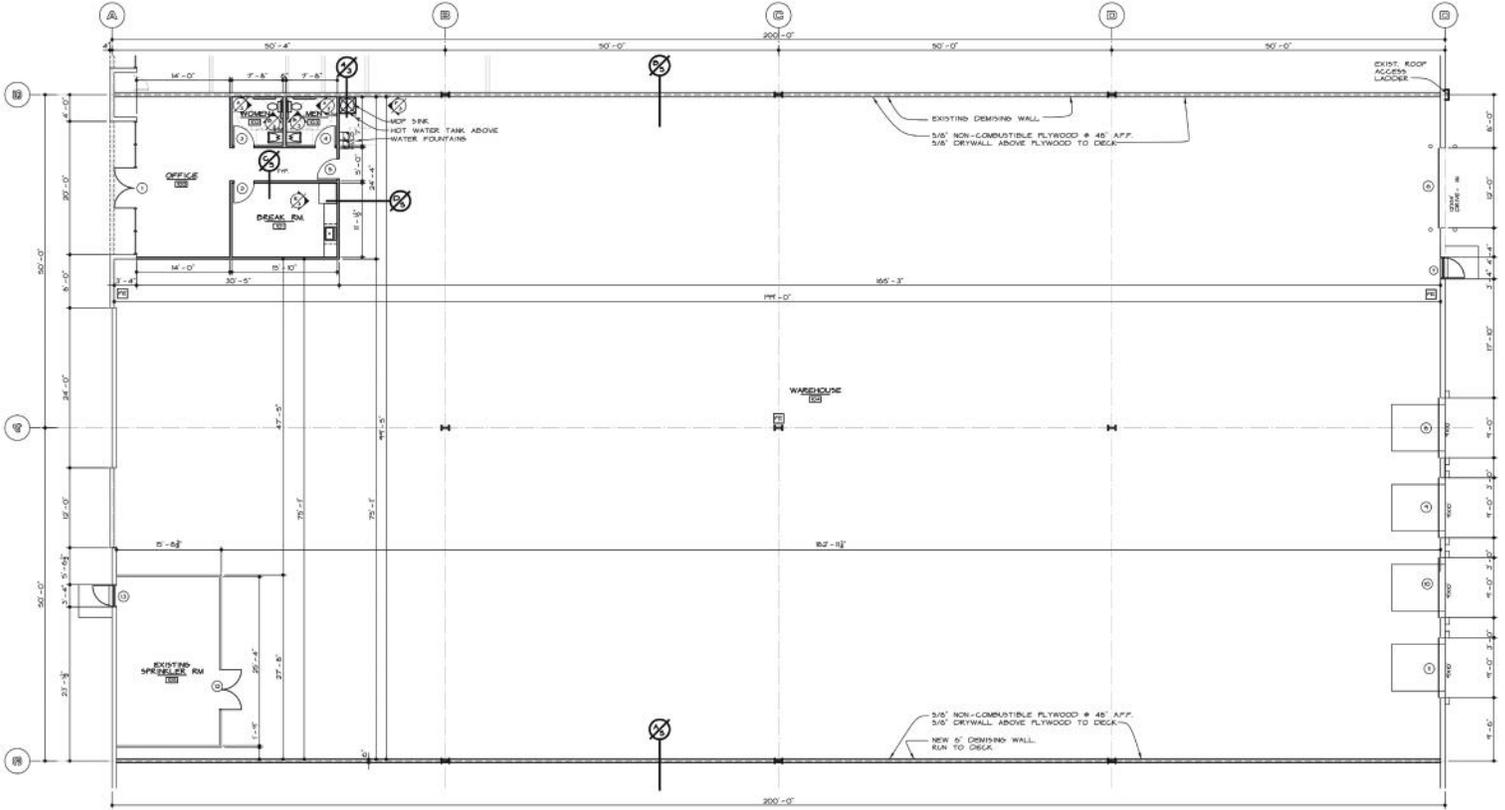
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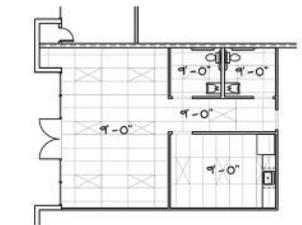
**FLOOR PLAN**

NOTE:  
 DIMENSIONS TO BE 0.000.  
 MAXIMUM TRAVEL FROM ANY POINT TO AN EXTINGUISHER TO BE 75'



INTERIOR WALL LEGEND	
	3/4\"/>
	2\"/>
	6\"/>
	EXISTING WALL

NOTE: 2\"/>



**OFFICE RCP**

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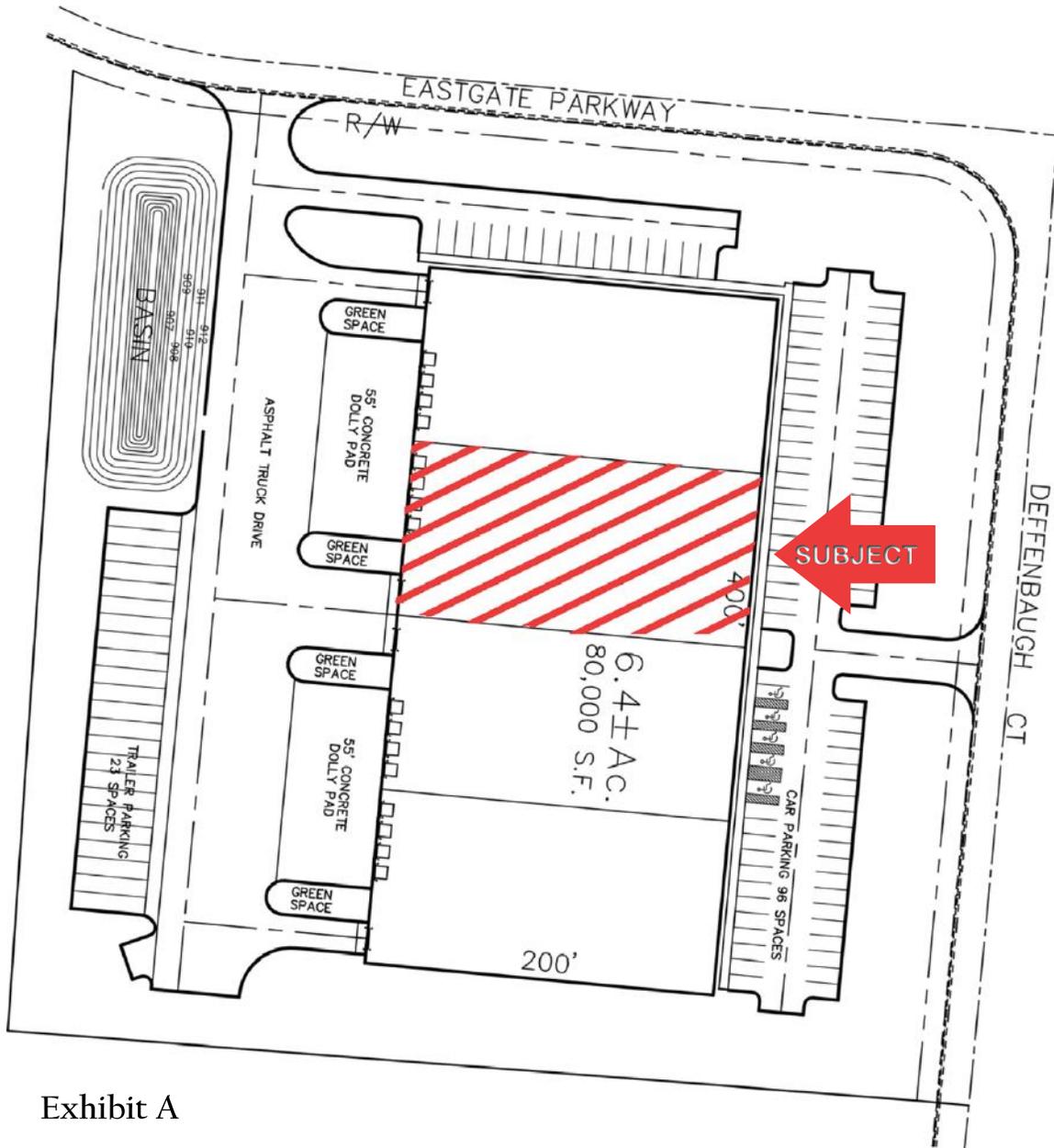


Exhibit A

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