

FOR LEASE
INDUSTRIAL SPACE

EASTGATE LOGISTICS CENTER

1804-1808 DEFFENBAUGH CT, GAHANNA, OH 43230



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SPECULATIVE WAREHOUSE SPACE - 84,060 SF AVAILABLE!

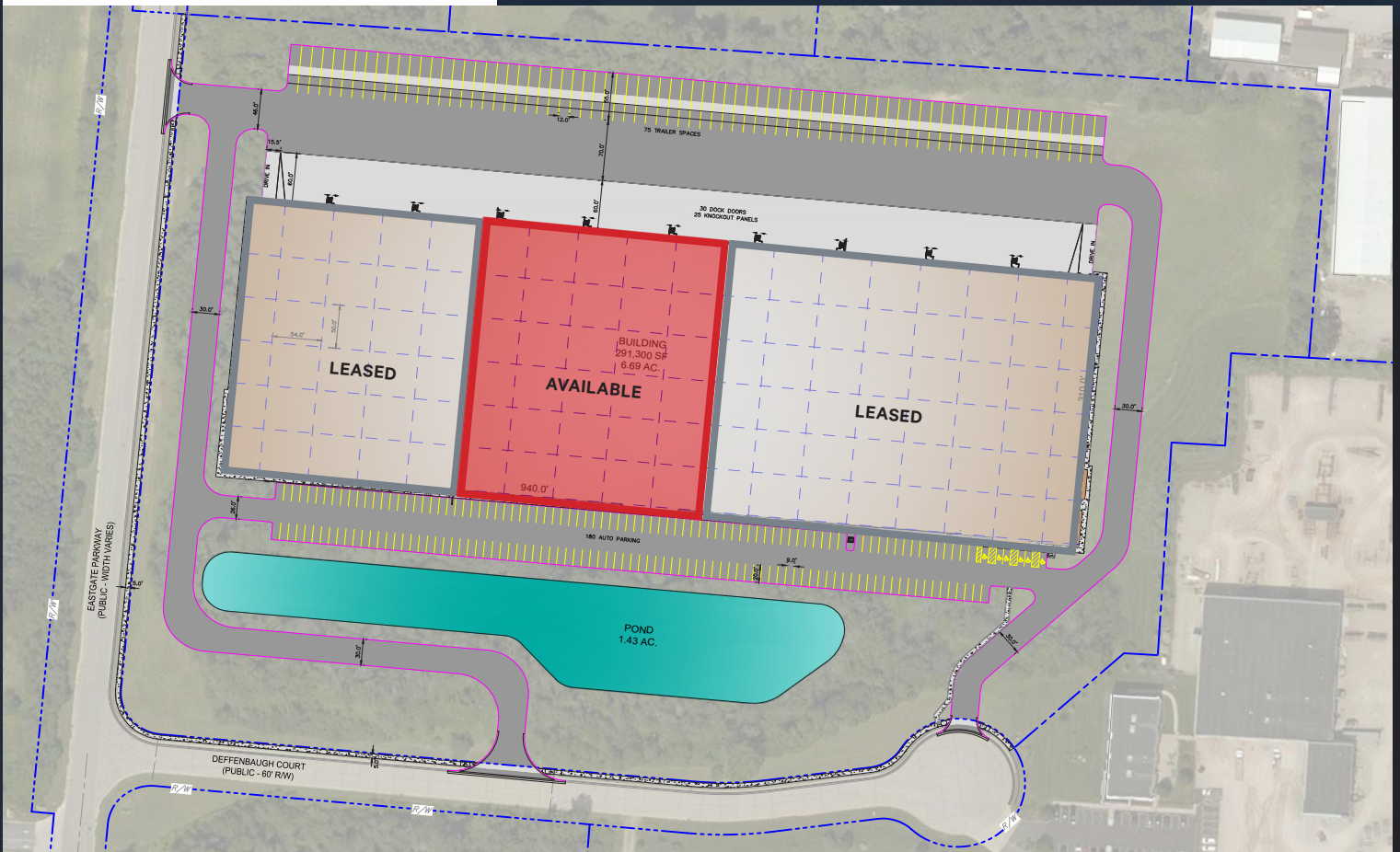
Building Amenities

- 292,595 square feet total building size (310' deep x 940' long)
- 84,060 square feet available
- 54' wide x 50' deep column spacing with 60' speed bay
- 10 - 9' x 10' docks equipped with 40,000 lb levelers and seals - knockout panels available for additional dock doors
- 32' clear ceiling height
- LED lighting with motion sensors - 25 fc
- ESFR sprinkler system with K-17 heads
- 1,000 amp, 277/480V, 3-phase electric service
- 7" Unreinforced slab on grade concrete floor
- 53 car & 24 trailer spaces
- Excellent access to I-270 & I-670, I-71 & I-70
- Minutes from John Glenn International Airport and close to downtown
- Real estate tax abatement available

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SITE PLAN

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LOCATION



LABOR SUPPLY

182 mi Indianapolis

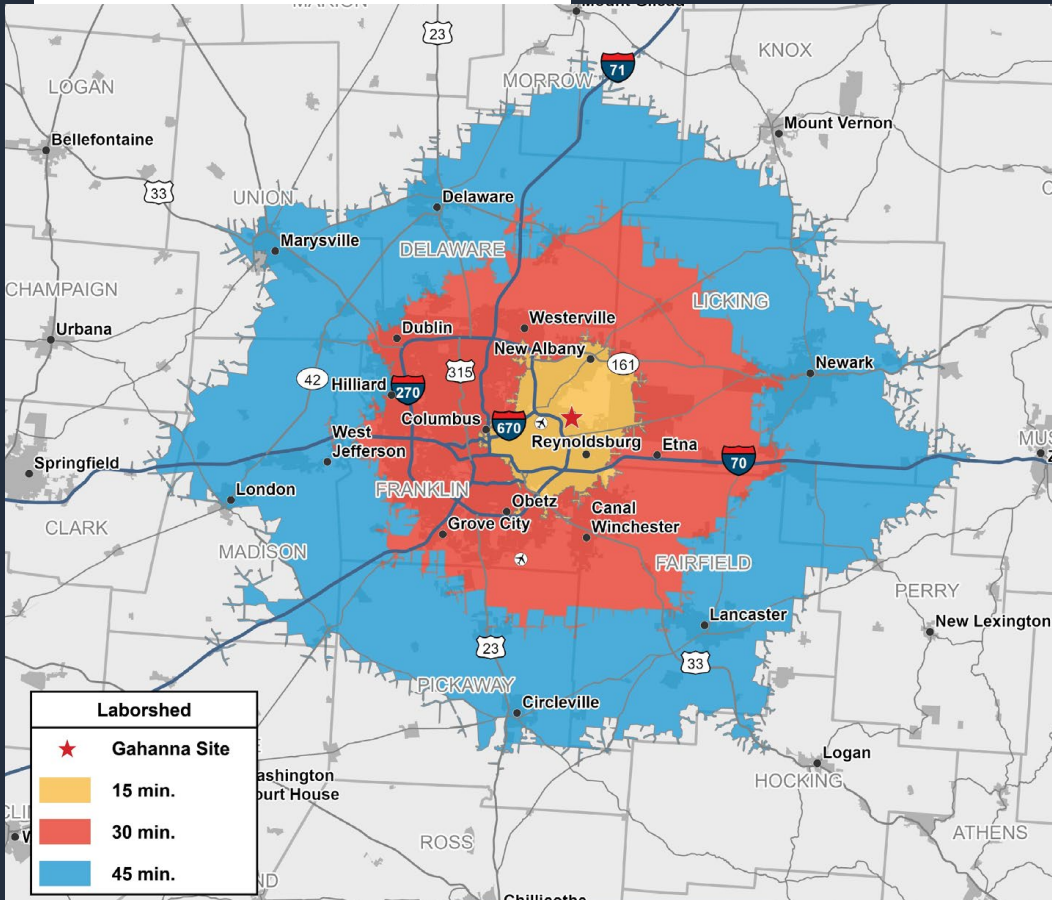
202 mi Detroit

363 mi Chicago

389 mi Nashville

469 mi Philadelphia

536 mi New York City



15 Minutes

Population: 374,581

Employed Population: 200,507

+ Transportation/Material Moving: 18,737

+ Production: 8,467



30 Minutes

Population: 1,534,183

Employed Population: 832,813

+ Transportation/Material Moving: 65,041

+ Production: 34,310



45 Minutes

Population: 1,998,591

Employed Population: 1,059,277

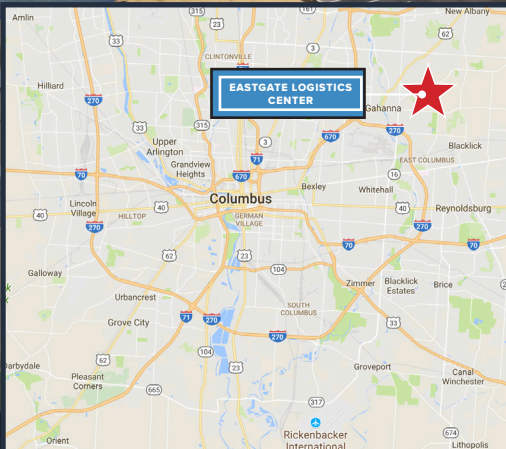
+ Transportation/Material Moving: 83,171

+ Production: 47,940

AERIAL

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