



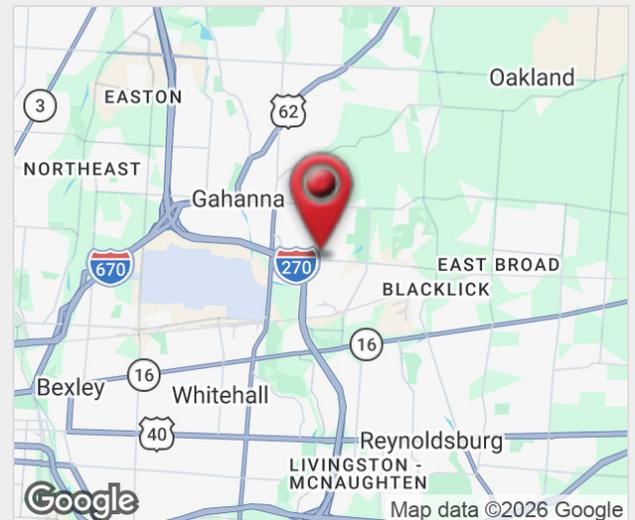
915 Taylor Road

915 Taylor Road, Gahanna, Ohio 43230

Property Features

- 56,000 SF Office/Warehouse Unit Available
- ±2,436 SF Main Office + 640 SF Remote Office in Warehouse
- Demisable to 16,000 SF
- 10 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: NEGOTIABLE
OPEX: \$2.34 PSF



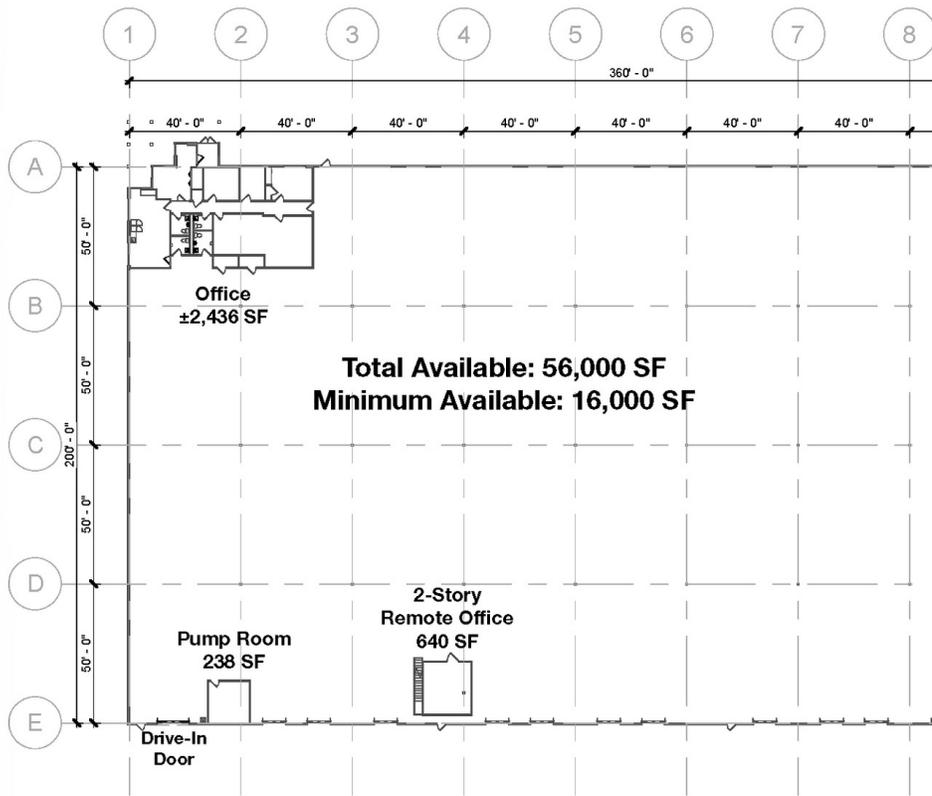
For more information:

Matthew Osowski, SIOR
614 629 5229 • mosowski@ohioequities.com

Curt Berlin, SIOR
614 629 5221 • cberlin@ohioequities.com

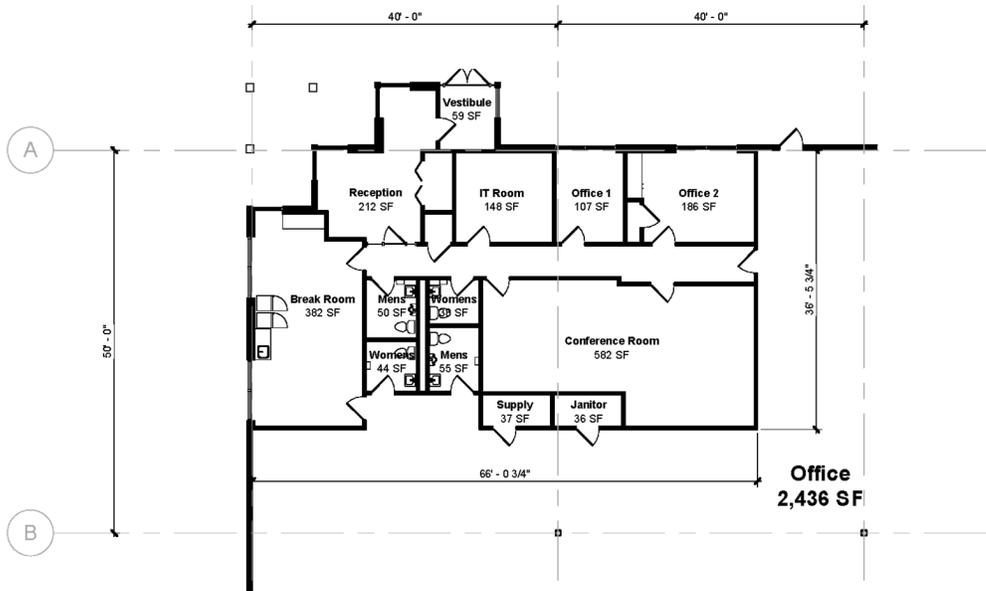
Blake DeCrane, SIOR
614 629 5269 • bdecrane@ohioequities.com

Kaydee Hurst
614 629 5226 • khurst@ohioequities.com



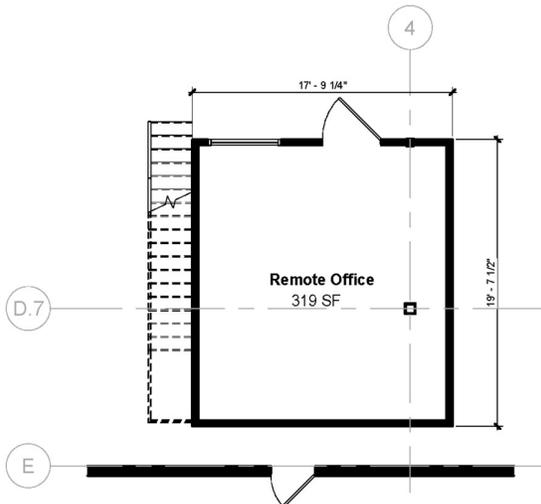
Enlarged Warehouse Floor Plan
 Scale: 1" = 50'-0"

SUITE	LEASE RATE	LEASE TYPE	OPEX	TOTAL SIZE (SF)	MINIMUM DIVISIBLE (SF)	OFFICE (SF)	DOCKS	DRIVE-INS	AVAILABILITY
Unit 1	NEGOTIABLE	NNN	\$2.34 PSF	56,000 SF	16,000 SF	3,076 SF	10	1	IMMEDIATE



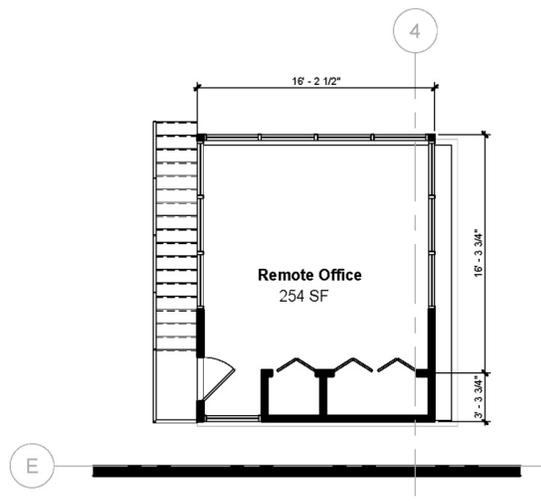
Office Plan

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



Remote Office Level 1

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



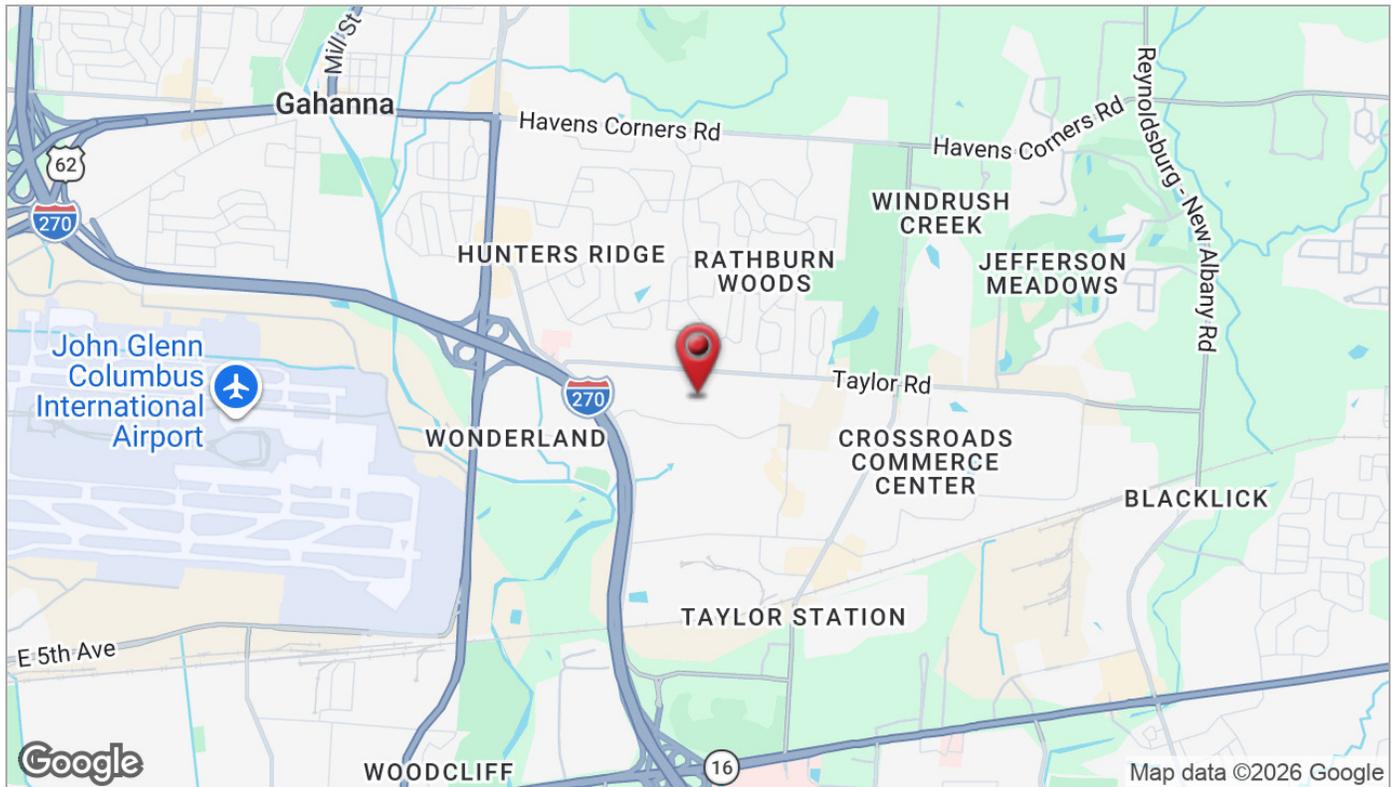
Remote Office Level 2

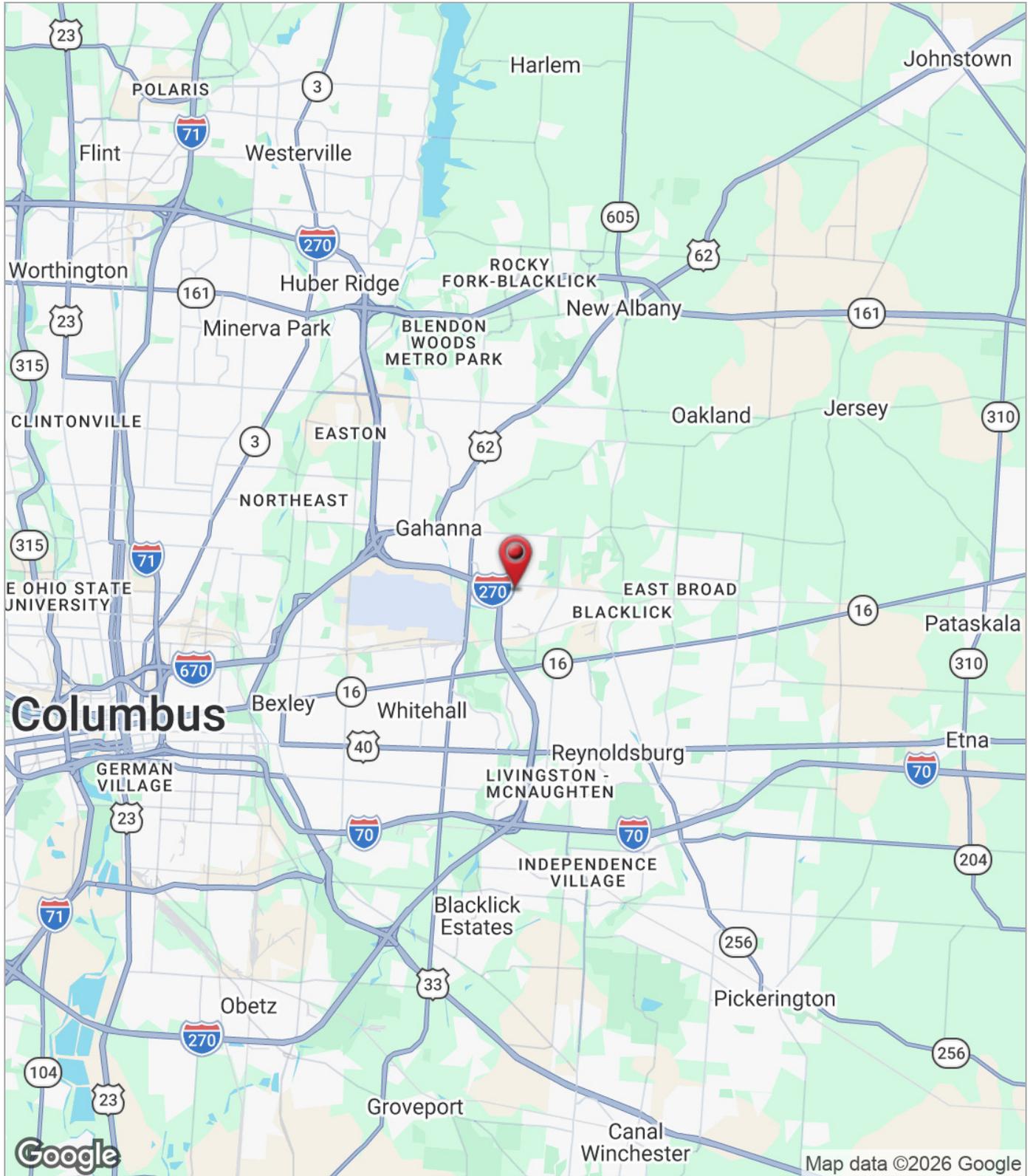
Scale: 1/8" = 1'-0"

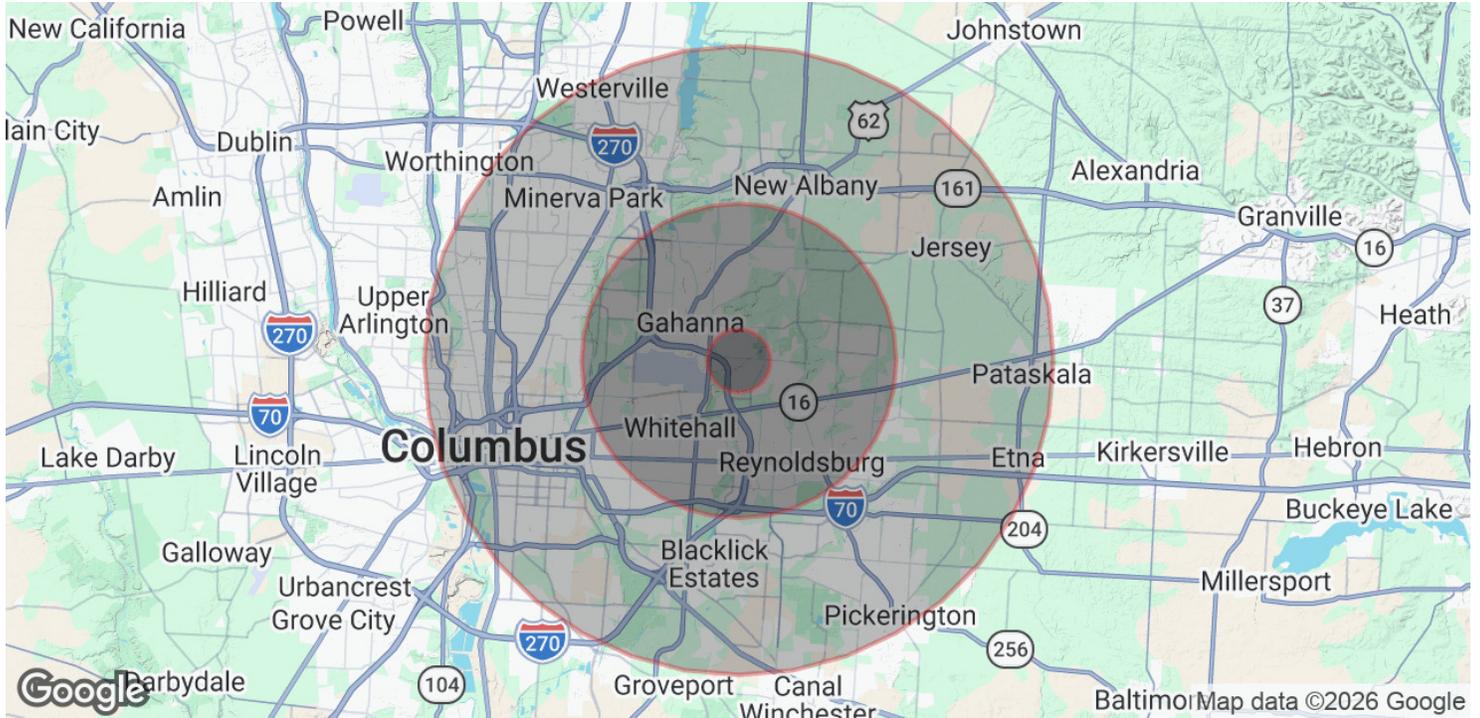




HIGHWAY ACCESS	
2 MILES to I-270	5 MILES to US-40
3 MILES to SR-317	6 MILES to I-70
3 MILES to I-670	10 MILES to US-33
REGIONAL ACCESS	
JOHN GLENN INTERNATIONAL AIRPORT 4 miles	RICKENBACKER AIRPORT & INTERMODAL TERMINAL 17 miles
DOWNTOWN COLUMBUS 10 miles	ANDURIL SITE 21 miles
INTEL SITE 13 miles	







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)