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**Building 1  
Fully Leased**

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**Building 2  
Available May 1, 2026**

**3741 Grove City Road, Grove City, OH**

# New Development in Grove City, OH for Lease or Sale

Grove City Innovation Center is a new Class A development in the Southwest Submarket of Columbus, offering great access to I-270 and I-71, as well as all points within the Central Ohio region. Building One is fully leased and Building Two is under construction with an estimated completion date of May 1, 2026. Building Two comprises of 135,000 ± square feet and is designed in a manner to accommodate users as small as 15,000 - 20,000 square feet. The building is outfitted with state-of-the-art amenities; including, ESFR sprinkler system, 28'-32' clear heights, and a rare 15-year, 100% tax abatement.

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Developed by:

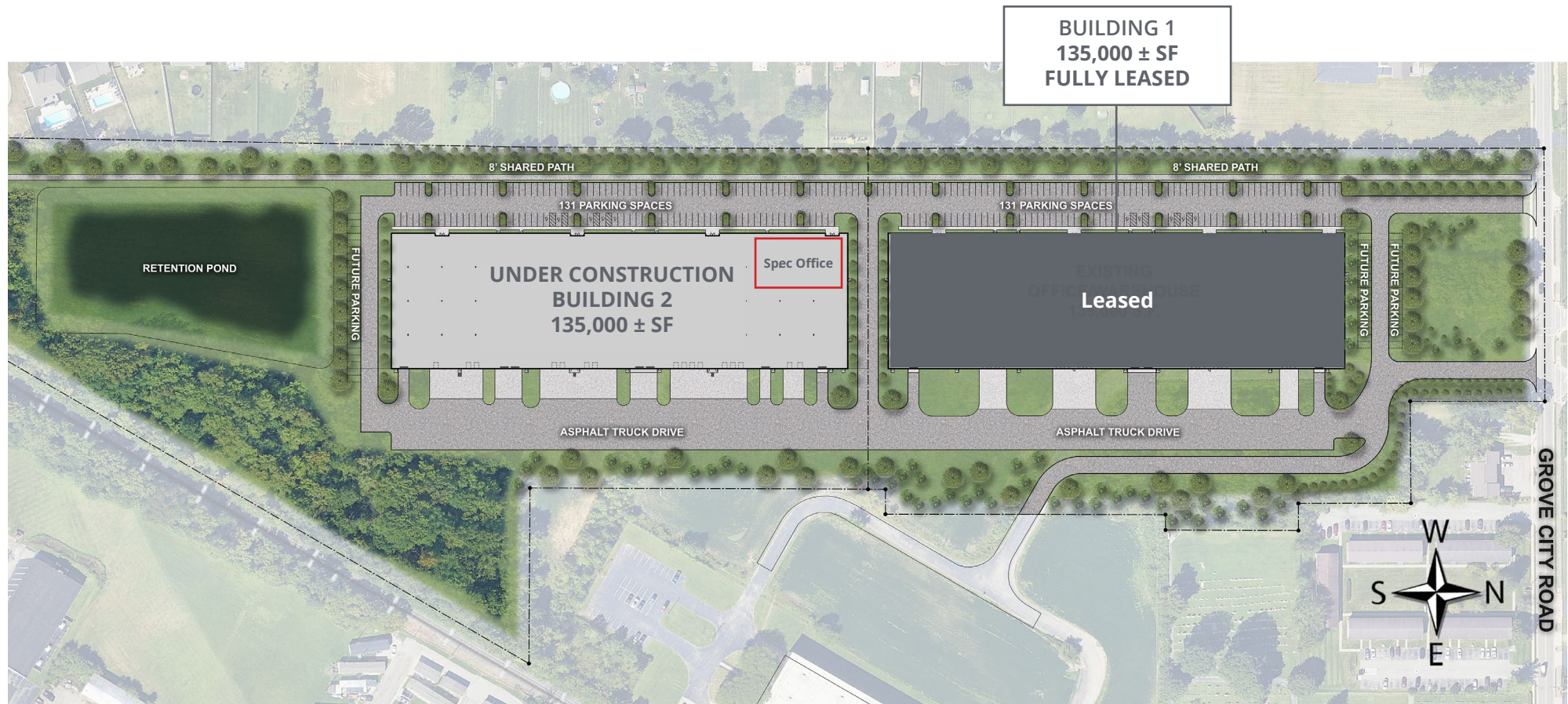
**Pioneer**  
— DEVELOPMENT —  
**FEDONE**

# Building Specifications

<b>Building Size:</b>	135,000 ± SF	<b>Sprinkler:</b>	ESFR
<b>SF Available:</b>	15,000 - 135,000 ± SF	<b>Lighting:</b>	Highbay LED lighting (30 FC) with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.
<b>Site Size:</b>	27.4 ± acres	<b>Electrical Service:</b>	2,800 amps of 480/277 volt 3 phase power (expandable)
<b>Building Dimensions:</b>	200' deep x 675' long	<b>Incentives:</b>	15 year, 100% tax abatement on real property improvements
<b>Office SF:</b>	2,500 SF of spec office and/or Build-to-suit	<b>Tenant Improvement Dollars:</b>	BTS based on tenant's needs
<b>Dock Doors:</b>	13 - 9' x 10' insulated, manually operated overhead doors, fully equipped with 30,000 lb mechanical pit levelers, seals and lights. Ability to add up to another 10 dock doors	<b>Floor Sealer:</b>	Lapidolith concrete hardener and dustproofer
<b>Drive-in Doors:</b>	7 - 12' x 14' insulated and powered overhead doors.	<b>Walls:</b>	Insulated pre-cast concrete panels
<b>Parking Spaces:</b>	131 striped car parking spaces	<b>Warehouse Floor:</b>	6" unreinforced concrete floors
<b>Trailer Spaces:</b>	Available upon request	<b>Truck Court:</b>	120' truck court with heavy duty asphalt & concrete throughout
<b>Clear Height:</b>	28' - 32'	<b>Zoning:</b>	Heavy Industry (IND-2) (allows for industrial uses, manufacturing, distribution, office and other professional services)
<b>Column Spacing:</b>	50' x 50'	<b>Net Lease Rate:</b>	Market Rents
<b>Roof:</b>	45 mil TPO roof with R-18 insulation plus external gutters and downspouts	<b>Sale Price:</b>	Negotiable
<b>Bay Size:</b>	10,000 ± SF	<b>Estimated Operating Expenses:</b>	\$1.00/SF
<b>Warehouse Heating:</b>	Make up Air	<b>Completion Date:</b>	May 1, 2026
<b>Utilities:</b>	<b>Electric</b> – AEP, <b>Gas</b> - Columbia Gas, <b>Water</b> - City of Columbus		
<b>County:</b>	Franklin		



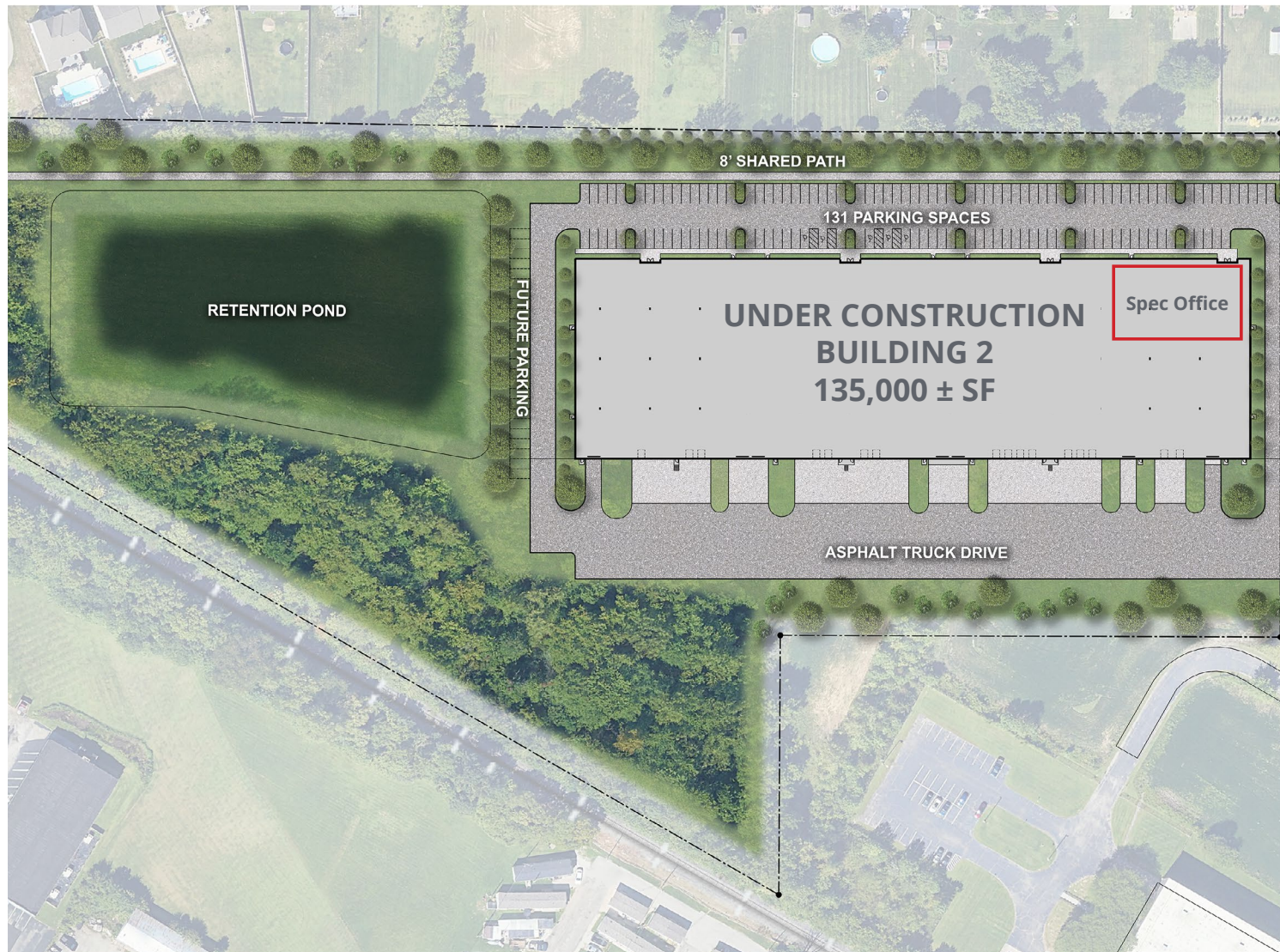
# Site Overview



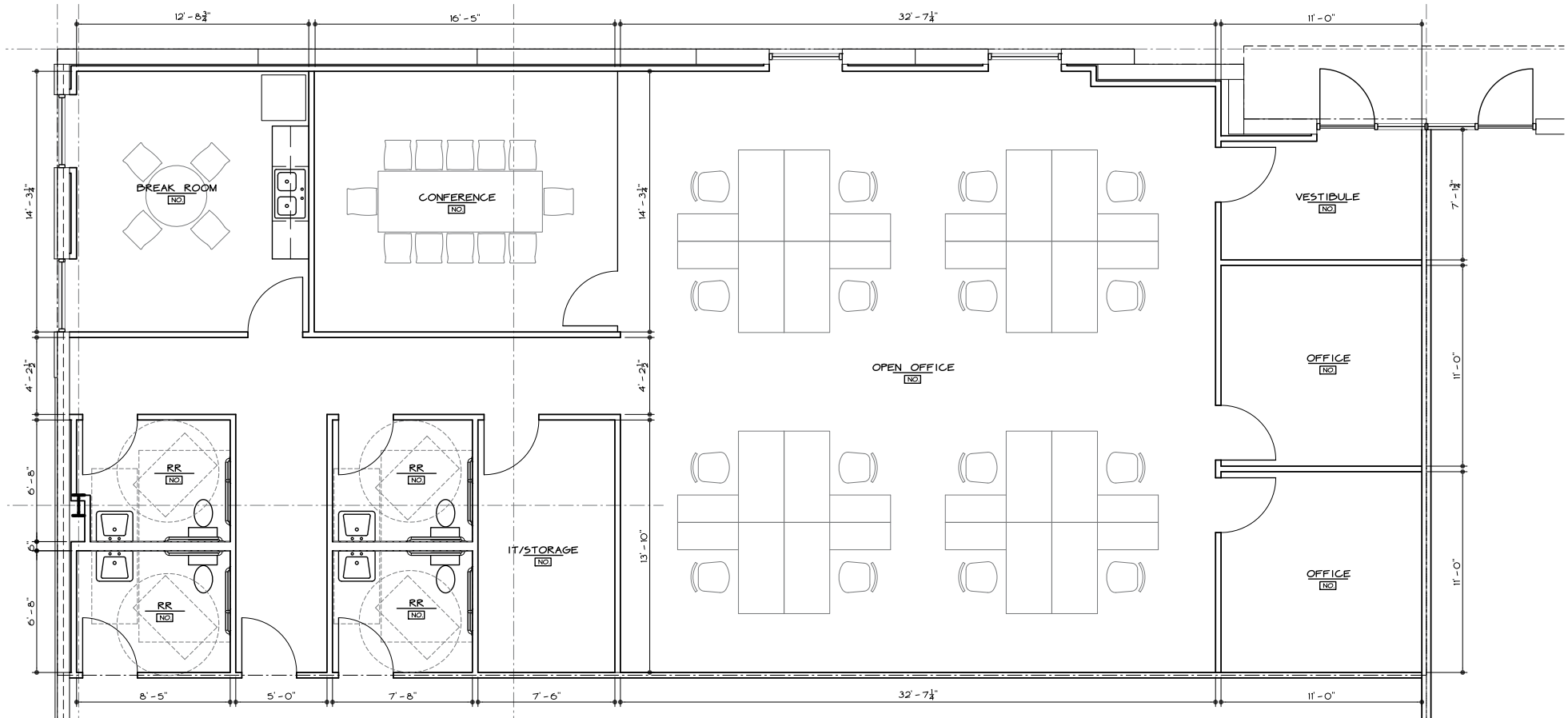


# Floor Plan

Floor plan is divisible in to as many as seven (7) tenant suites



# Spec Office Layout



# Drive Times



## Highway Access

**I-270  
Interchange**

7 minutes  
2.9 miles



## Highway Access

**I-71  
Interchange**

10 minutes  
3.5 miles



## Columbus

**Downtown  
Columbus**

19 minutes  
12.7 miles



## Airport

**Rickenbacker  
Int'l Airport**

23 minutes  
14.3 miles



## Future Honda/LG

**Electric  
Battery Plant**

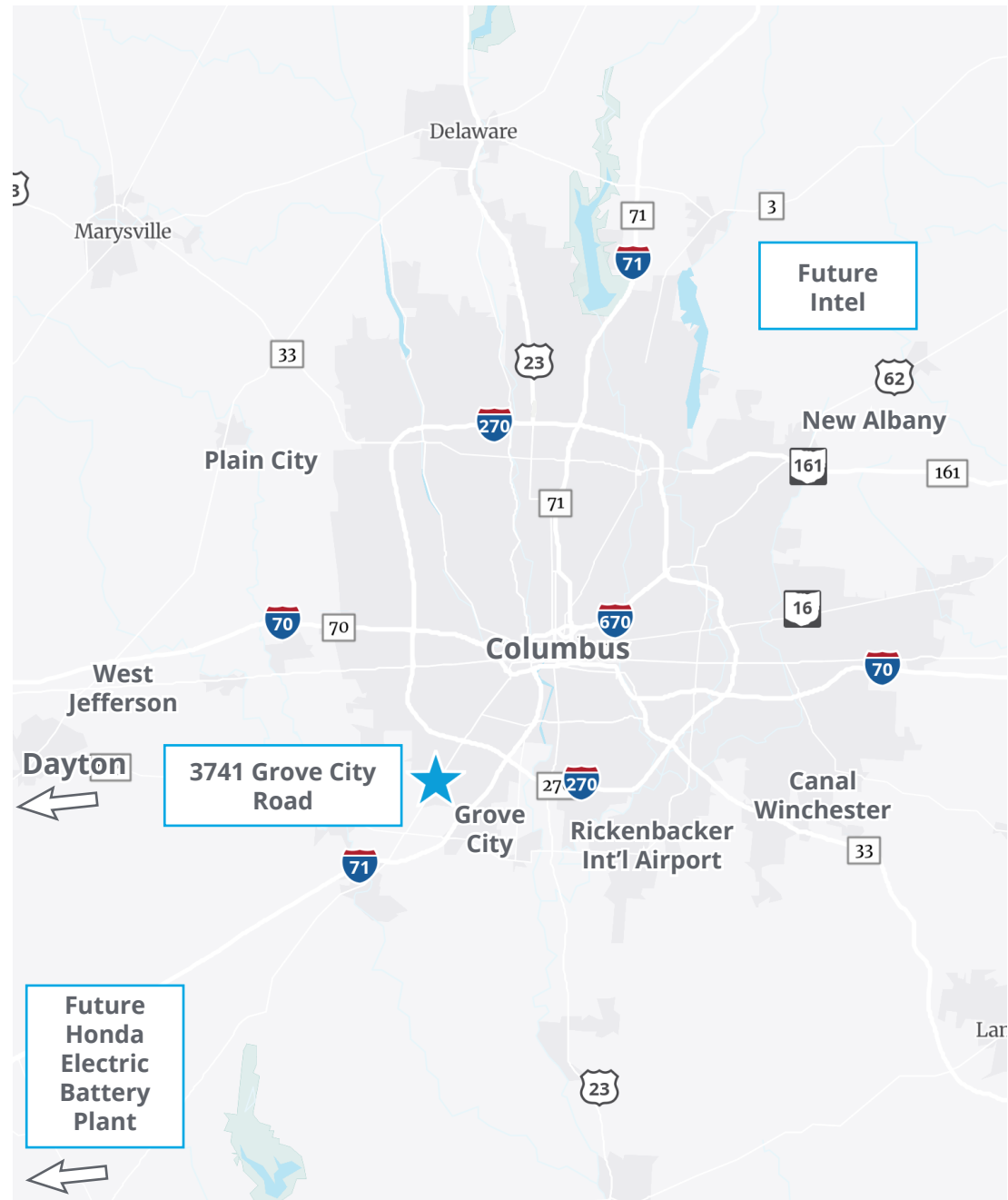
39 minutes  
34.3 miles



## Future Intel

**Intel  
Plant**

42 minutes  
36.1 miles





# Area Users







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