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DEVELOPMENT



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3741 Grove City Road, Grove City, OH

New Development in Grove City, OH for Lease or Sale

Grove City Innovation Center is a new speculative 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, consisting of 135,000 ± square feet, is set to begin construction in Q2 2024 and set to deliver in Q1 2025. The buildings are designed in a manner to accommodate users as small as 15,000-20,000 square feet and are expandable to offer 270,000 ± SF total. These buildings will be outfitted with state of the art amenities; including, ESFR sprinkler system, 28'-32' clear heights, and a rare 15-year, 100% tax abatement. The site also offers build-to-suit options and has proposed plans for a second 135,000 ± square foot building.

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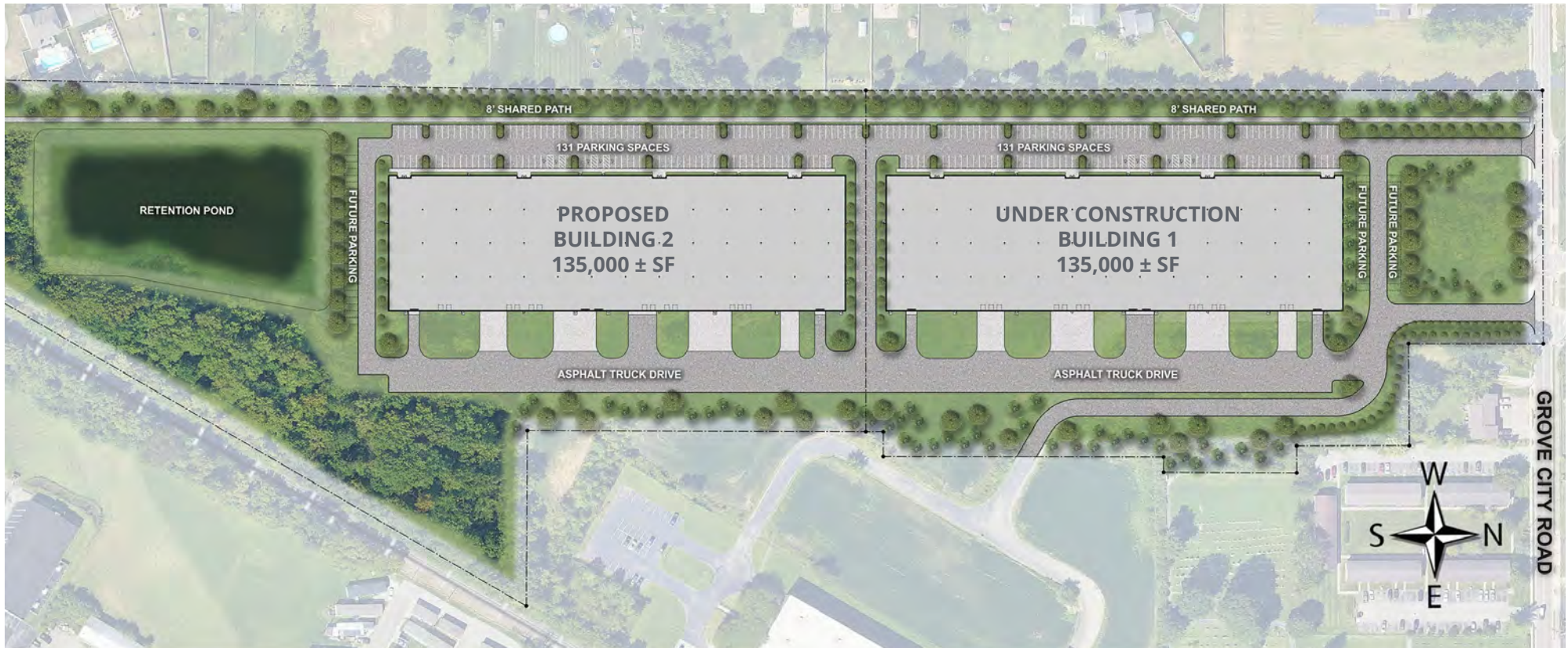
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Building Specifications

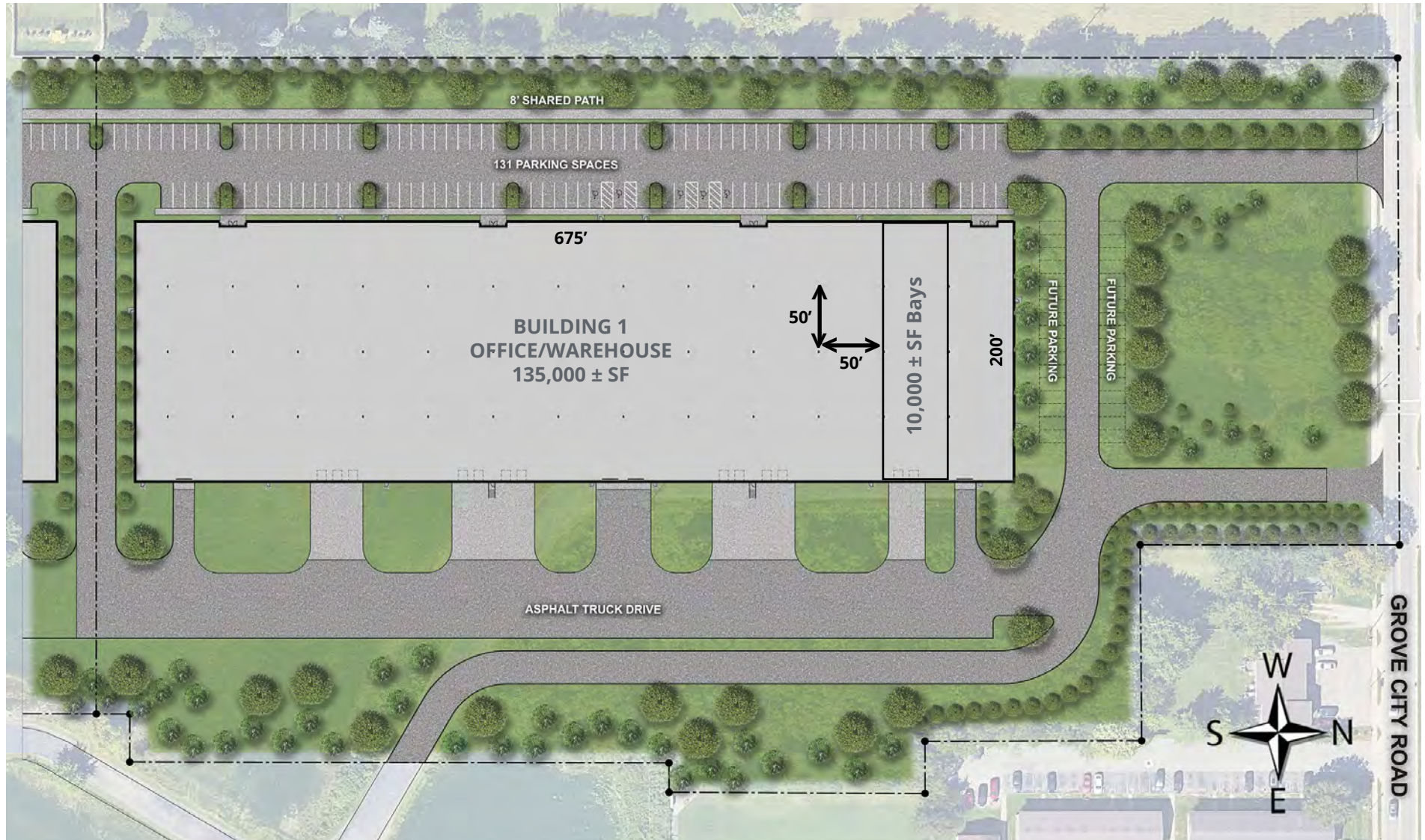
Building Size:	135,000 ± SF	Sprinkler:	ESFR
SF Available:	15,000 - 135,000 ± SF expandable to 270,000 ± SF	Lighting:	Highbay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.
Site Size:	27.4 ± acres	Electrical Service:	2,800 amps of 480/277 volt 3 phase power
Building Dimensions:	200' deep x 675' long	Incentives:	15 year, 100% tax abatement on real property improvements
Office SF:	Build-to-Suit	Tenant Improvement Dollars:	BTS based on tenant's needs
Dock Doors:	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 26 dock doors	Floor Sealer:	Lapidolith concrete hardener and dustproofers
Drive-in Doors:	4 - 12' x 14' insulated and powered overhead doors.	Walls:	Insulated pre-cast concrete panels
Parking Spaces:	131 striped car parking spaces	Warehouse Floor:	6" unreinforced concrete floors
Trailer Spaces:	Available upon request	Truck Court:	120' truck court with heavy duty asphalt & concrete throughout
Clear Height:	28' - 32'	Zoning:	Heavy Industry (IND-2) (allows for industrial uses, manufacturing, distribution, office and other professional services)
Column Spacing:	50' x 50'	Net Lease Rate:	Market Rents
Roof:	45 mil TPO roof with R-18 insulation plus external gutters and downspouts	Sale Price:	Negotiable
Bay Size:	10,000 ± SF	Estimated Operating Expenses:	\$0.75/SF
Warehouse Heating:	Make up Air	Estimated Start Date:	Q2 2024
Utilities:	Electric - AEP, Gas - Columbia Gas, Water - City of Columbus	Estimated Delivery Date:	Q1 2025
County:	Franklin		

Site Overview



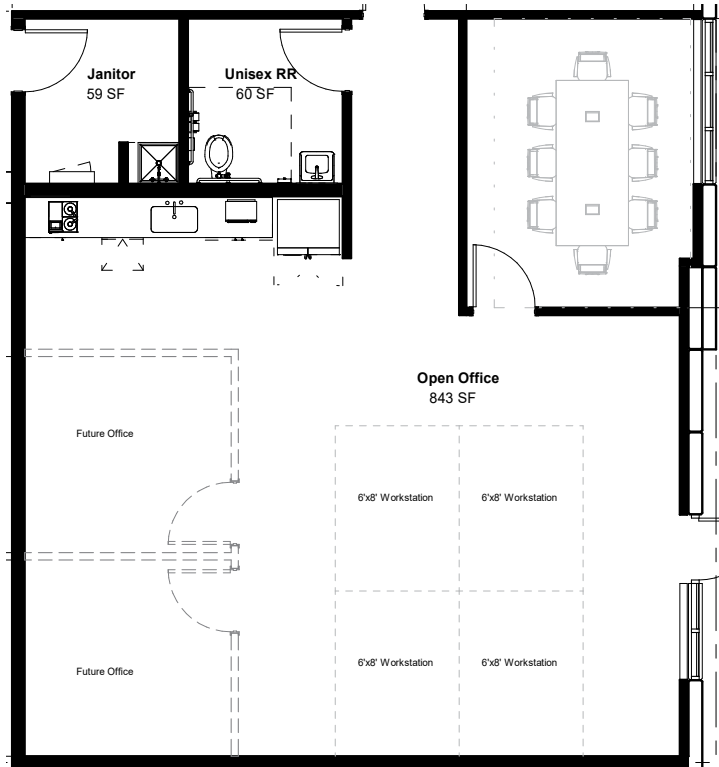
Floor Plan

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

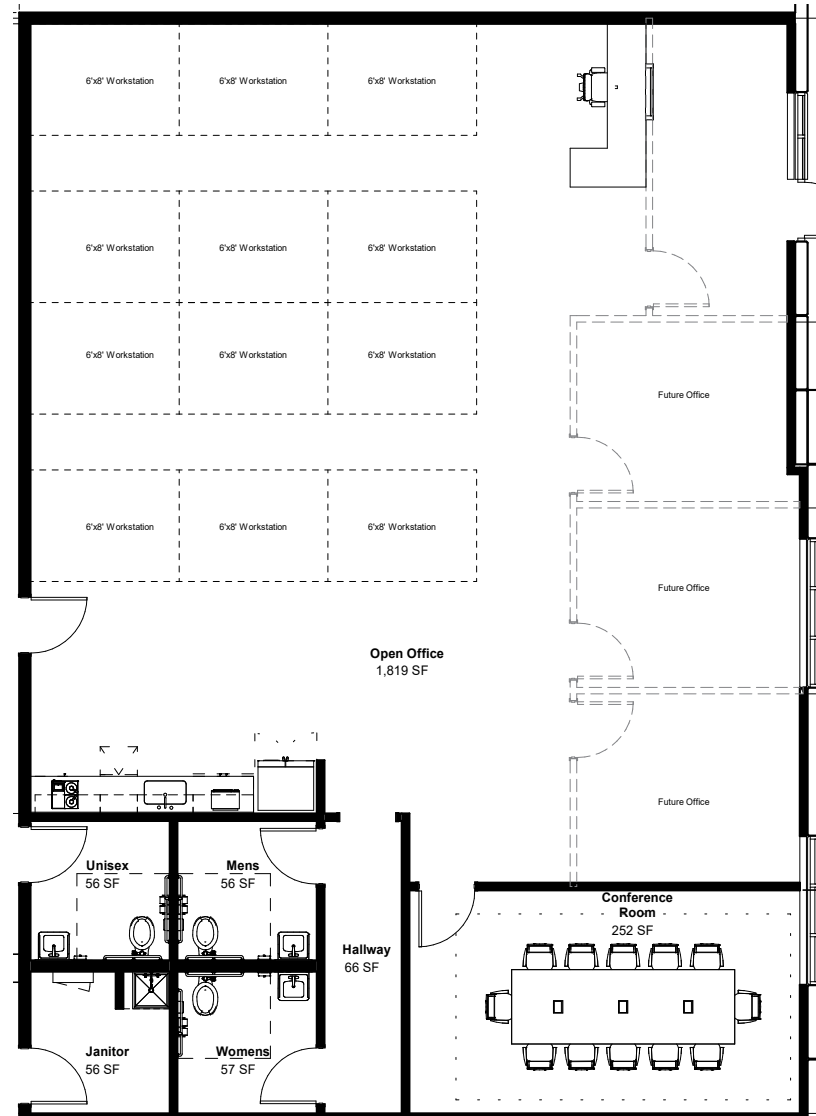


Spec Office Layouts

Spec office option #1
1,200 SF office



Spec office option #2
2,500 SF office



**These are just two possible options for reference and are not limited to these two layouts - we welcome and encourage conversation on other possible configurations*



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



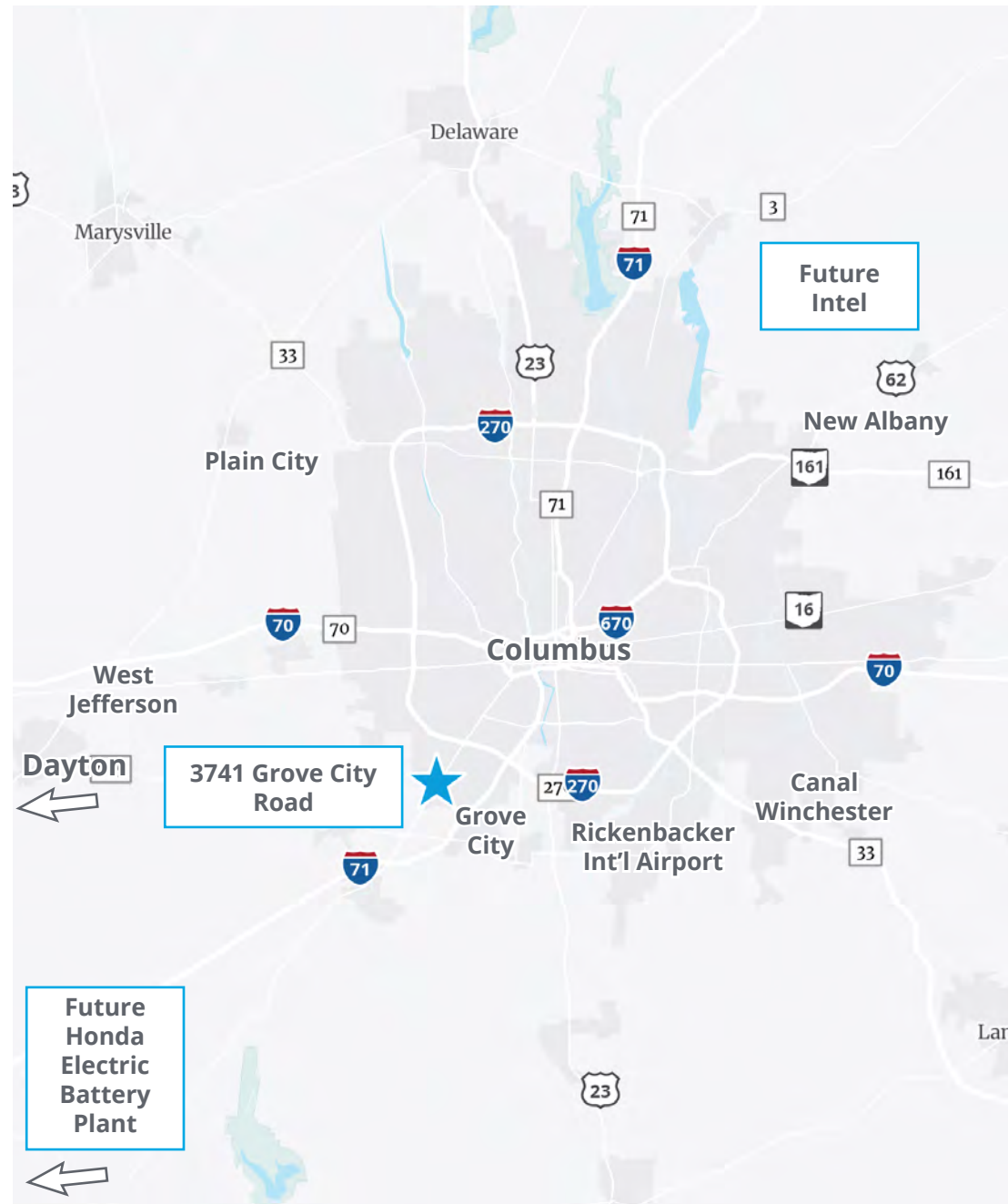
Future Honda/LG

Electric Battery Plant 39 minutes
34.3 miles



Future Intel

Intel Plant 42 minutes
36.1 miles



Area Users



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