



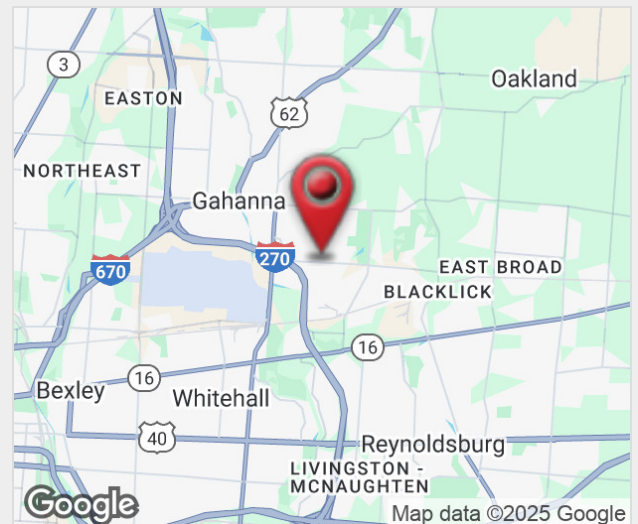
915 Taylor Road

915 Taylor Road, Gahanna, Ohio 43230

Property Features

- 96,000 SF Office/Warehouse
- Demisable to 24,000 SF
- ±2,436 SF Main Office + 640 SF Remote Office in Warehouse
- 18 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 Q3' 2025
- Professionally Managed by The Meritex Company

Lease Rate: NEGOTIABLE
OPEX: \$2.34 PSF



For more information:

Matthew Osowski, SIOR

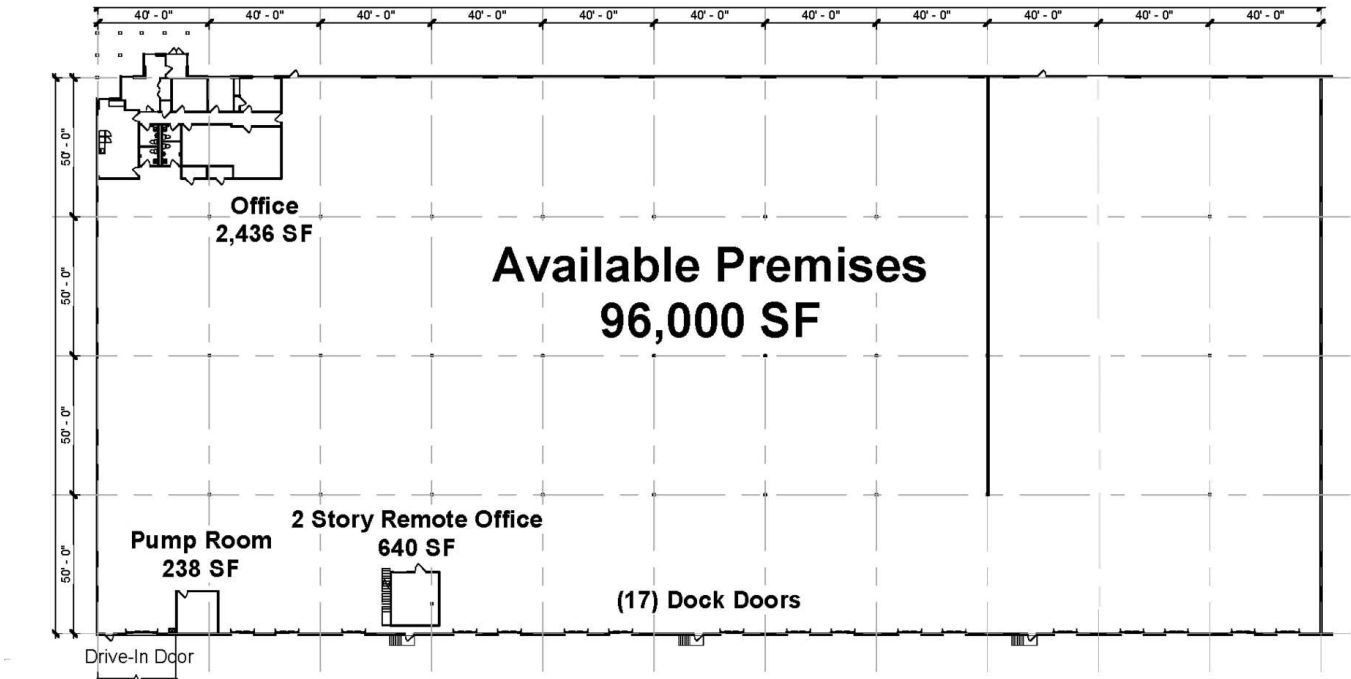
614 629 5229 • mosowski@ohioequities.com

Curt Berlin, SIOR

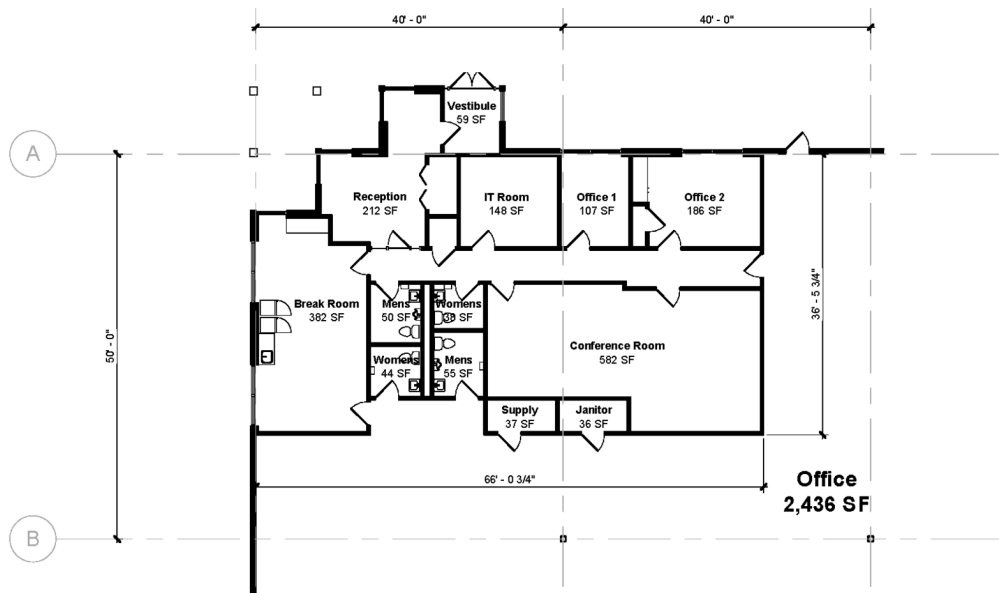
614 629 5221 • cberlin@ohioequities.com

Blake DeCrane, SIOR

614 629 5269 • bdecrane@ohioequities.com

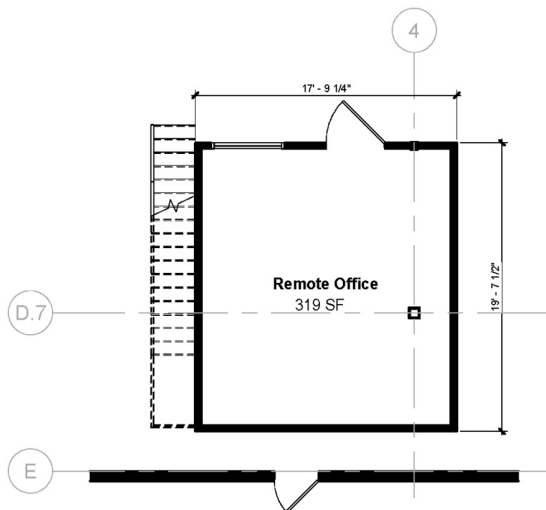


SUITE	SPACE USE	LEASE RATE	LEASE TYPE	OPEX	SIZE (SF)	DOCKS	DRIVE-INS	AVAILABILITY
#1	Office/Warehouse	NEGOTIABLE	NNN	\$2.34 PSF	24,000 - 96,000 SF	18	1	Q3 2025



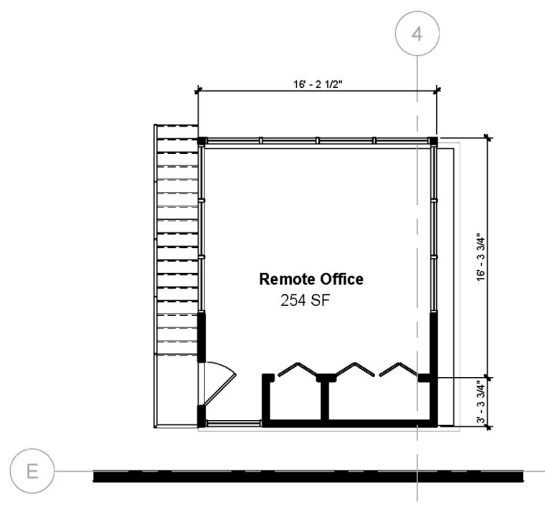
Office Plan

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



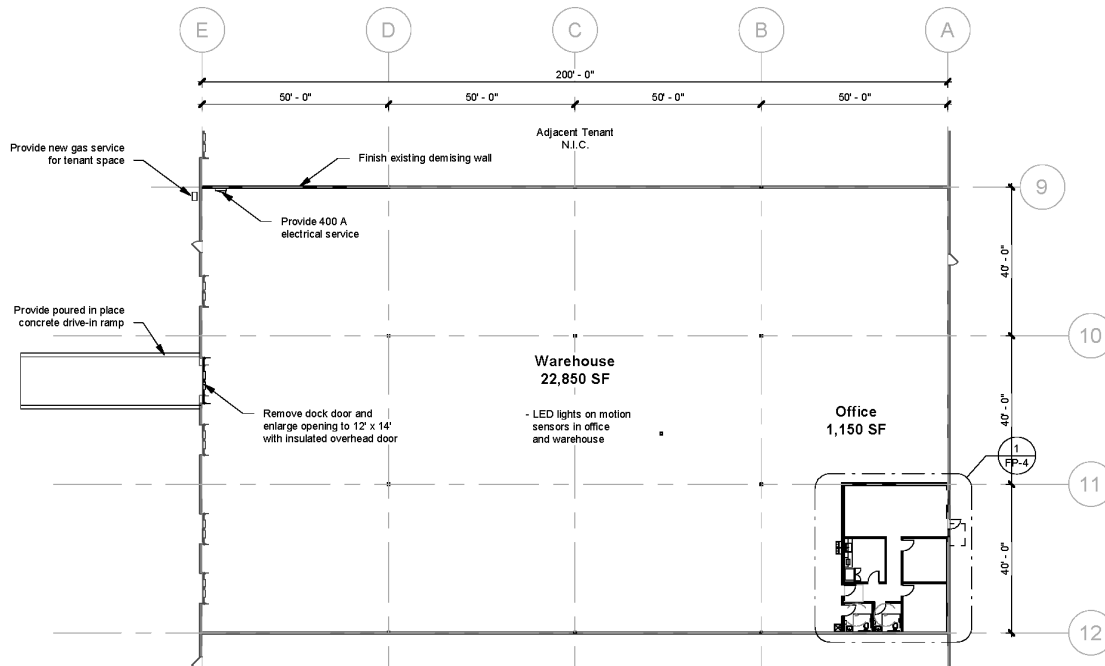
Remote Office Level 1

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

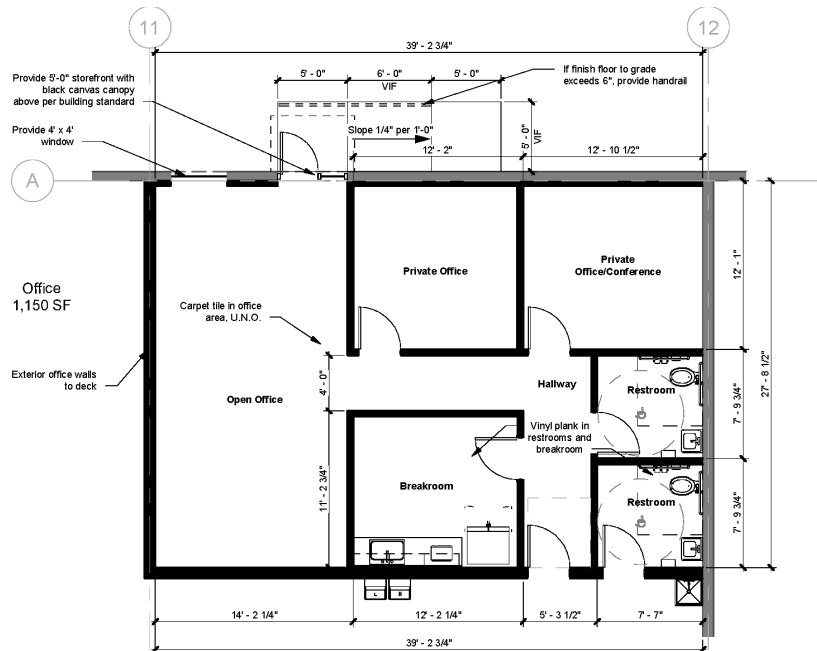


Remote Office Level 2

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



24,000 SF Office/Warehouse (If Suite Demised)

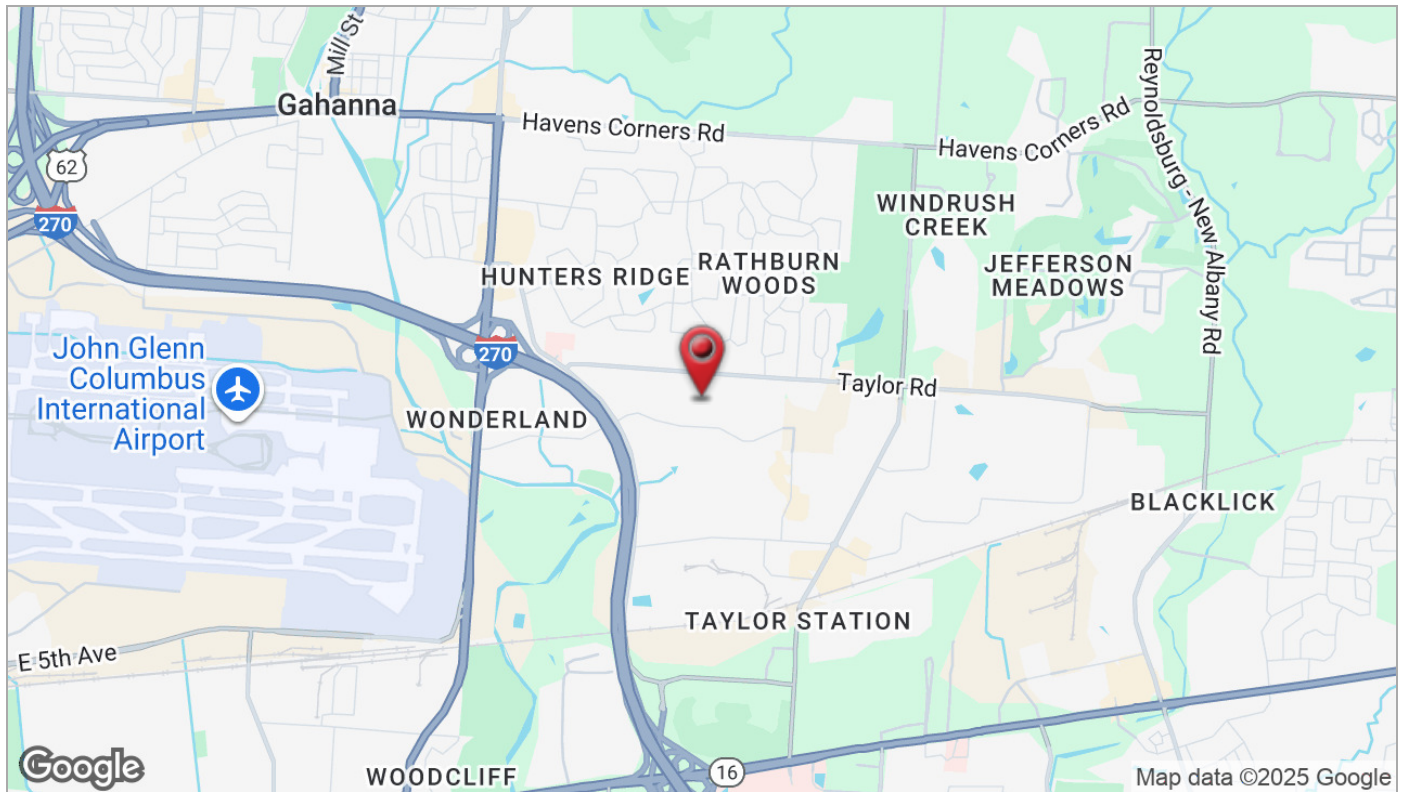


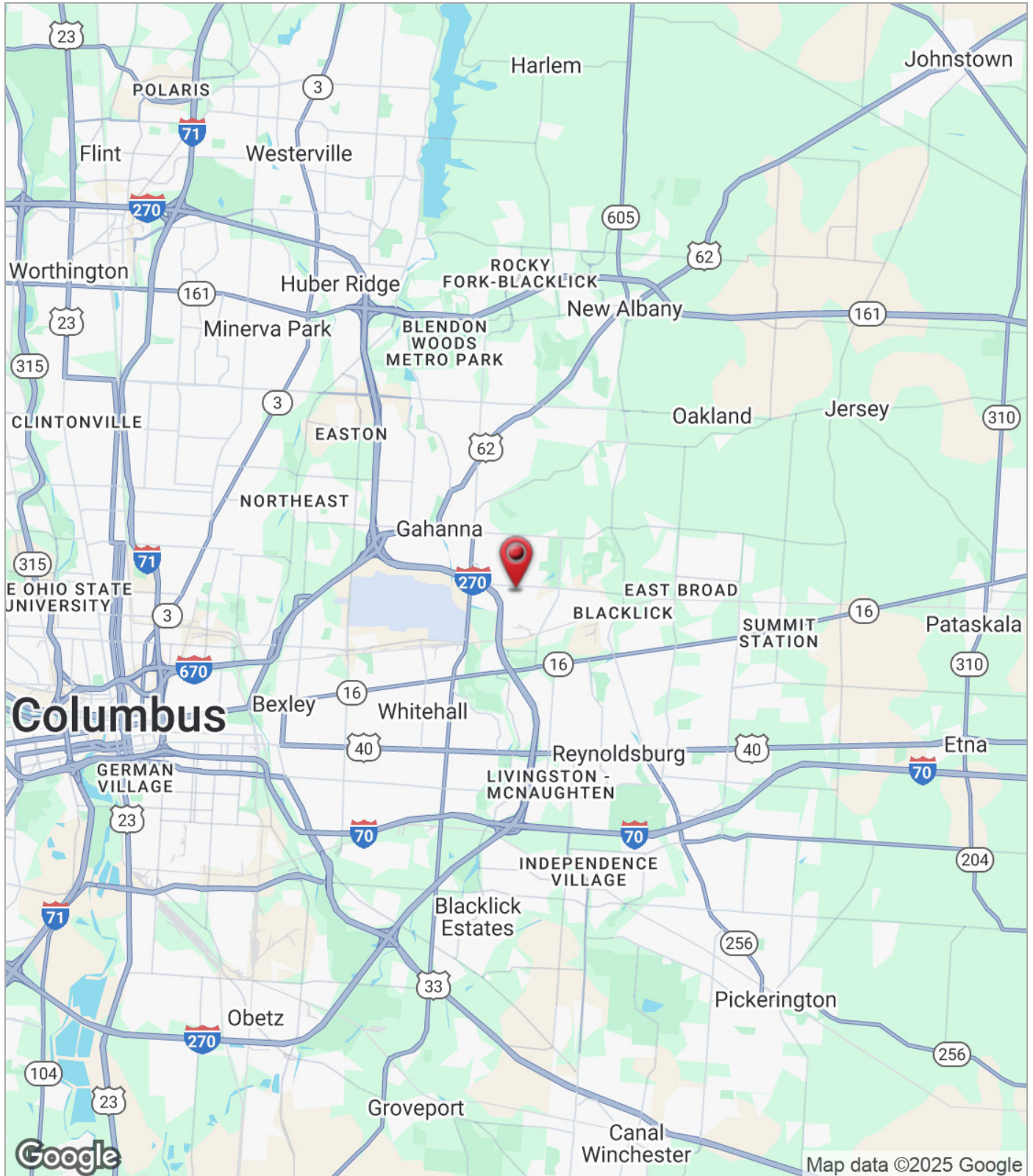
Spec Office Space for 24,000 SF Demised Suite

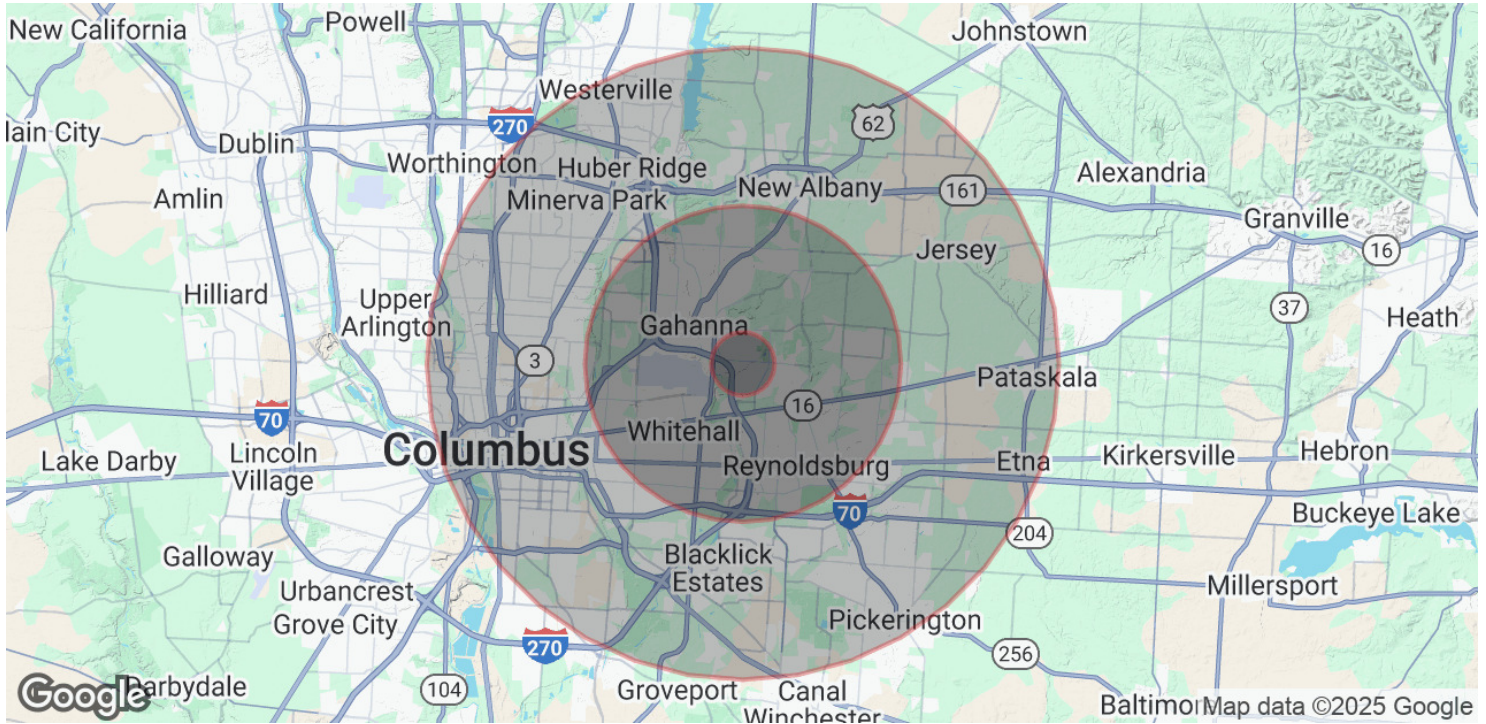
Scale: 1/8" = 1'-0"











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)