



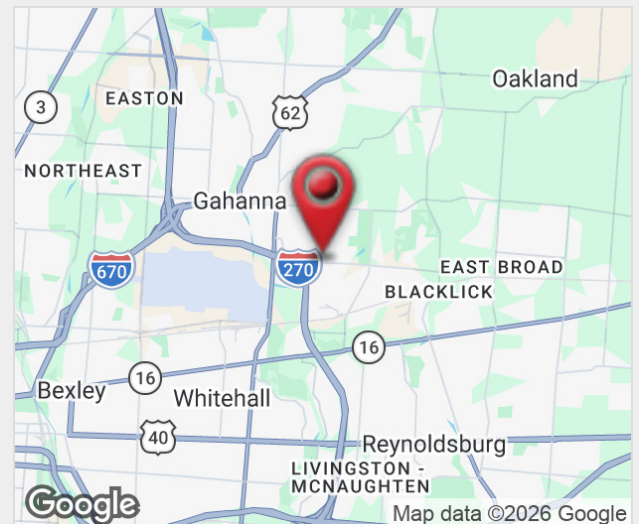
Taylor II

915 Taylor Road, Gahanna, Ohio 43230

Property Features

- 24,000 SF Office/Warehouse Unit Available
- 1,150 SF Office Space
- 5 Docks
- 24' Clear Height
- 50' x 40' Column Spacing
- ESFR Sprinkler System
- Zoned Innovation & Manufacturing (IM) in the City of Gahanna
- Access to I-270 and I-670 Within 3 Miles
- 13 Miles to Intel and 21 Miles to Anduril
- Professionally Managed by The Meritex Company

Lease Rate: \$9.25 SF/Yr
OPEX: \$2.34 PSF



For more information:

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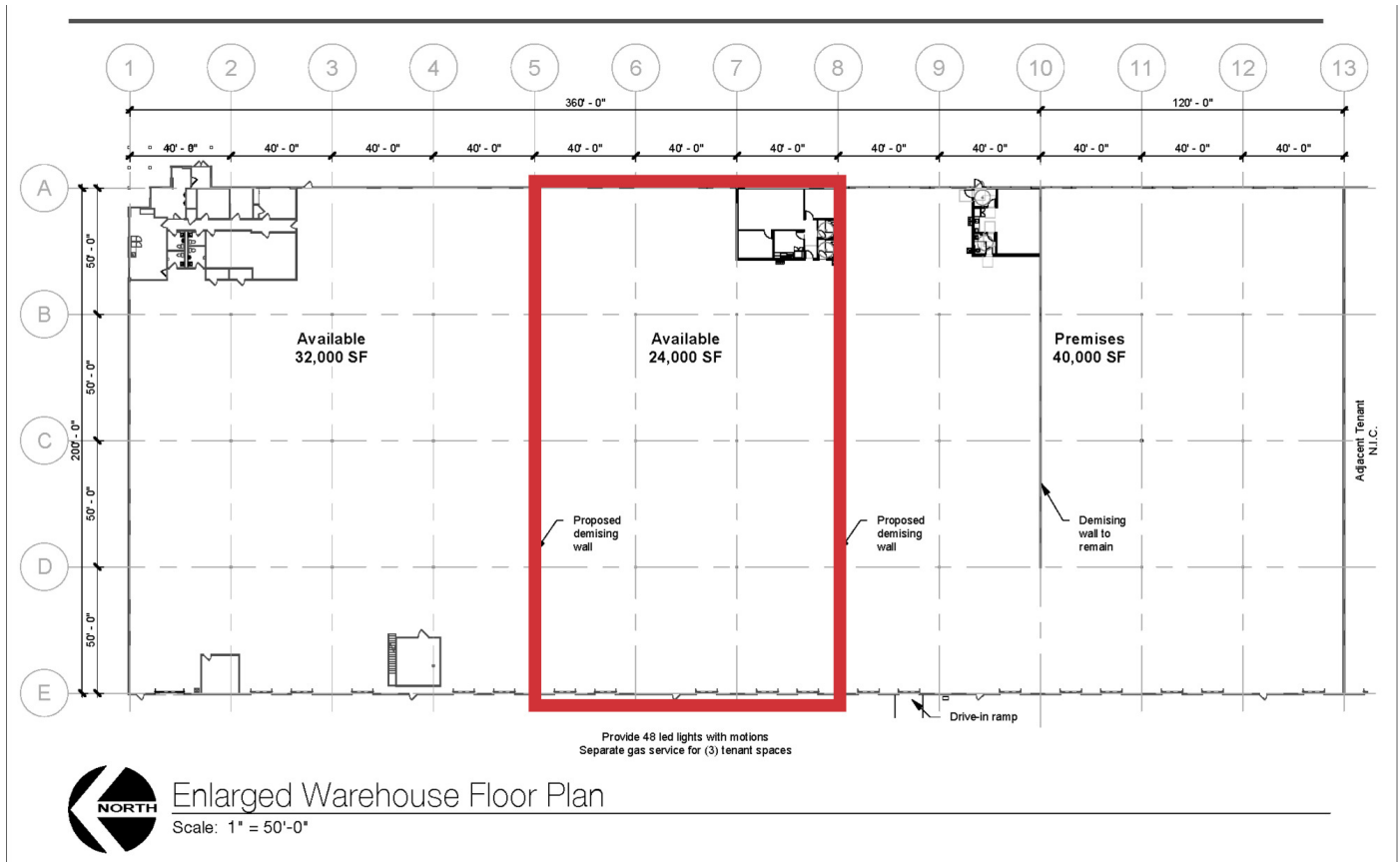
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Blake DeCrane, SIOR

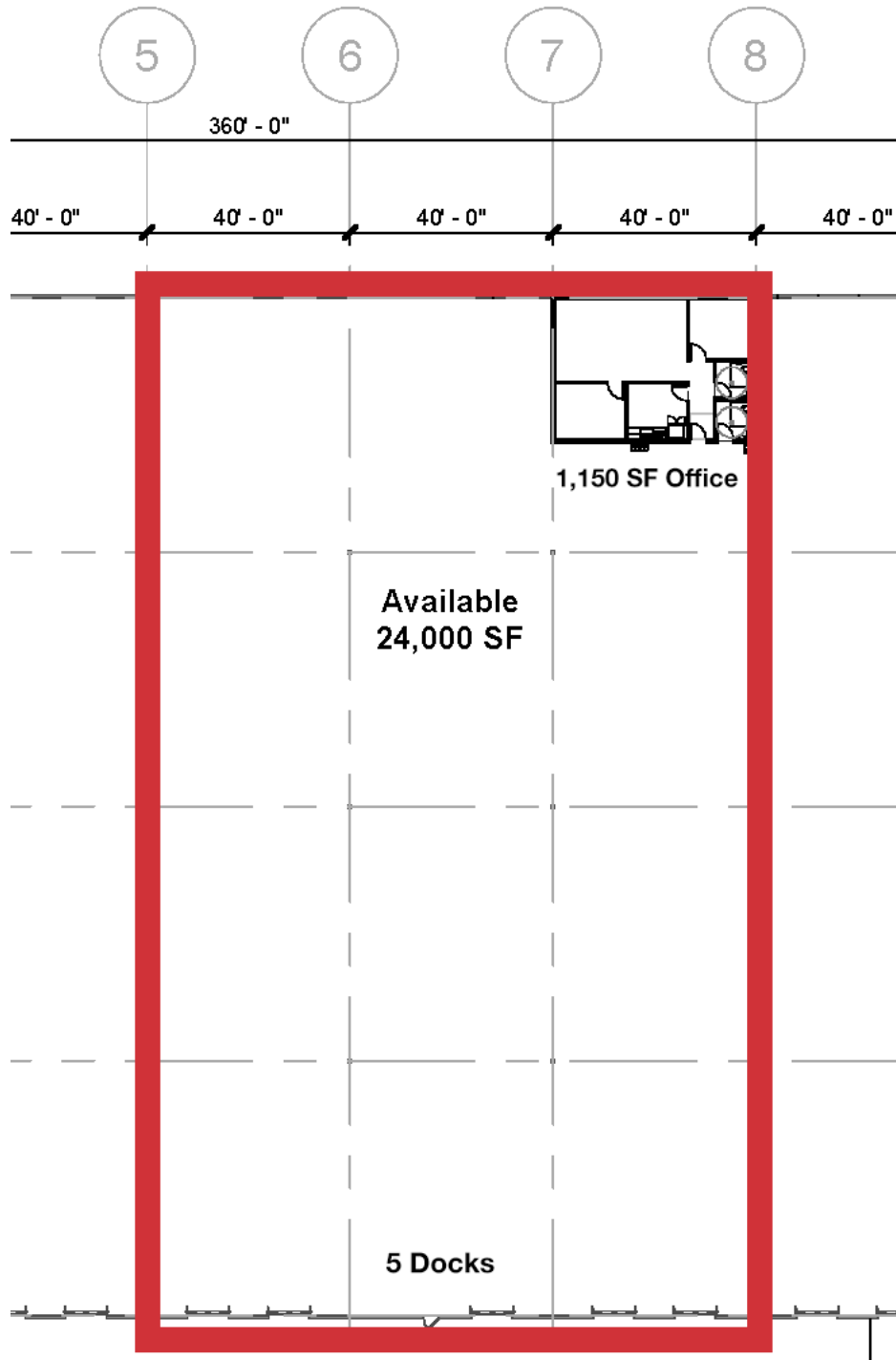
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Kaydee Hurst

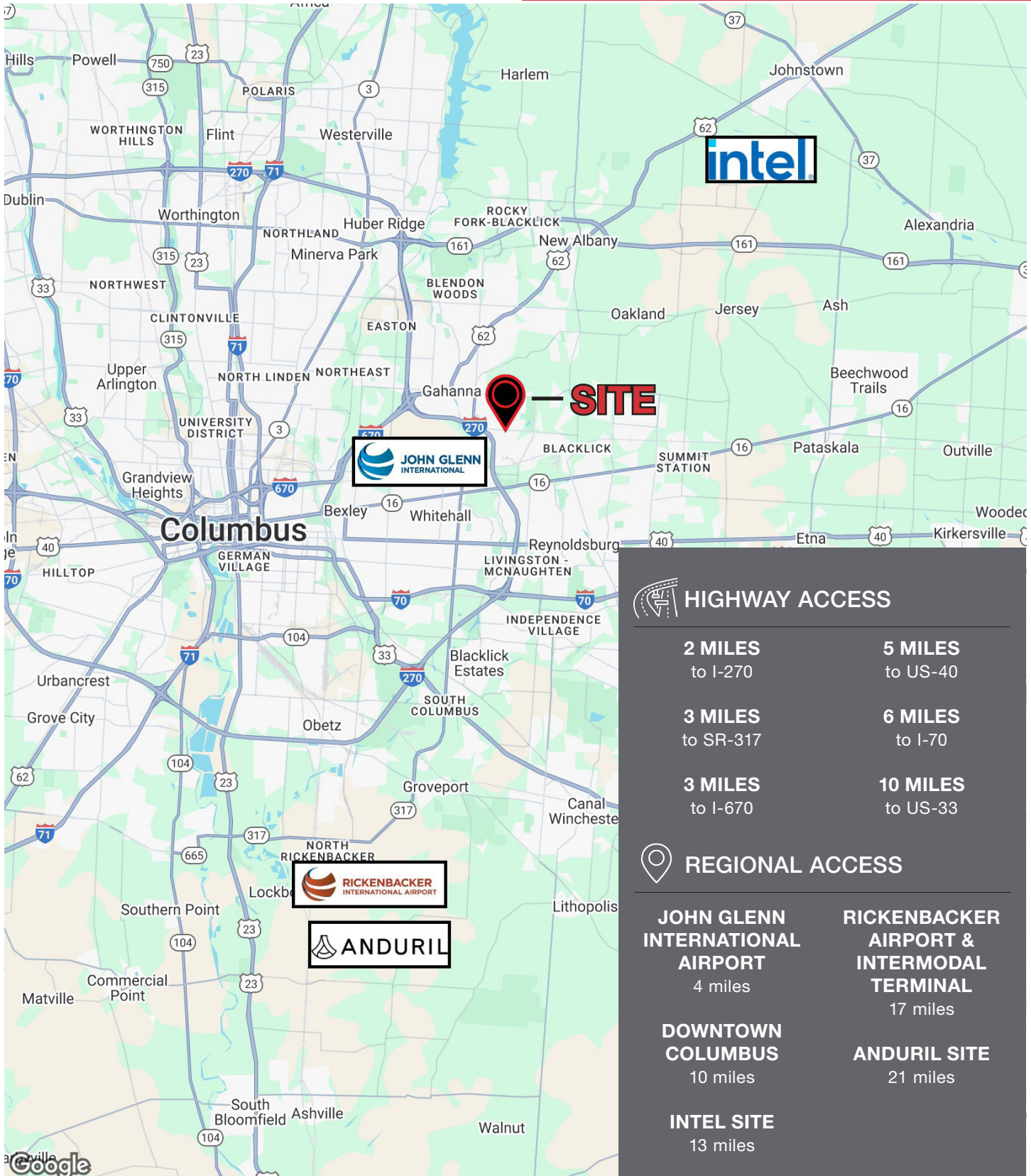
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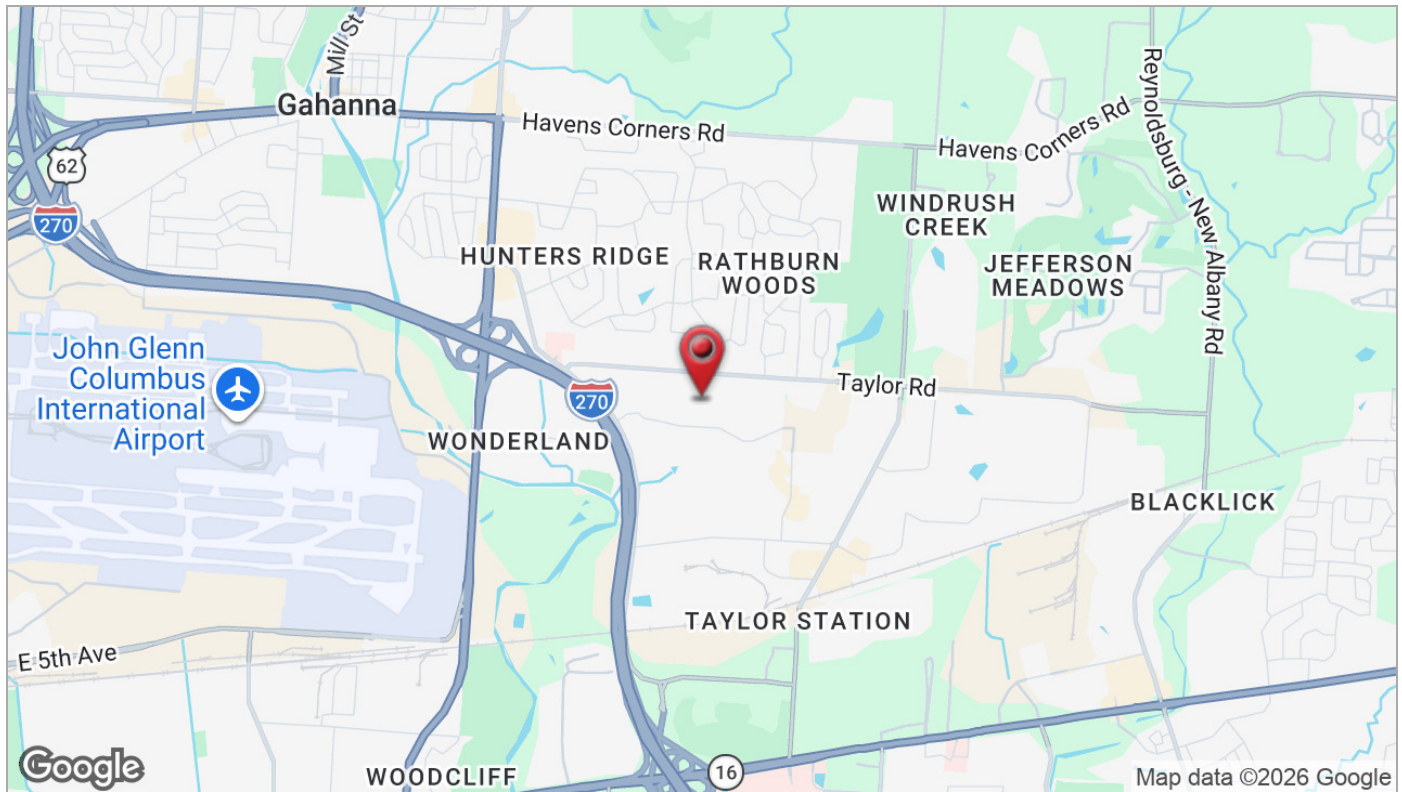
SUITE	LEASE RATE	LEASE TYPE	OPEX	TOTAL SIZE (SF)	OFFICE (SF)	DOCKS	DRIVE-INS
Unit 1B	\$9.25 SF/YR	NNN	\$2.34 PSF	24,000 SF	1,150 SF	5	0

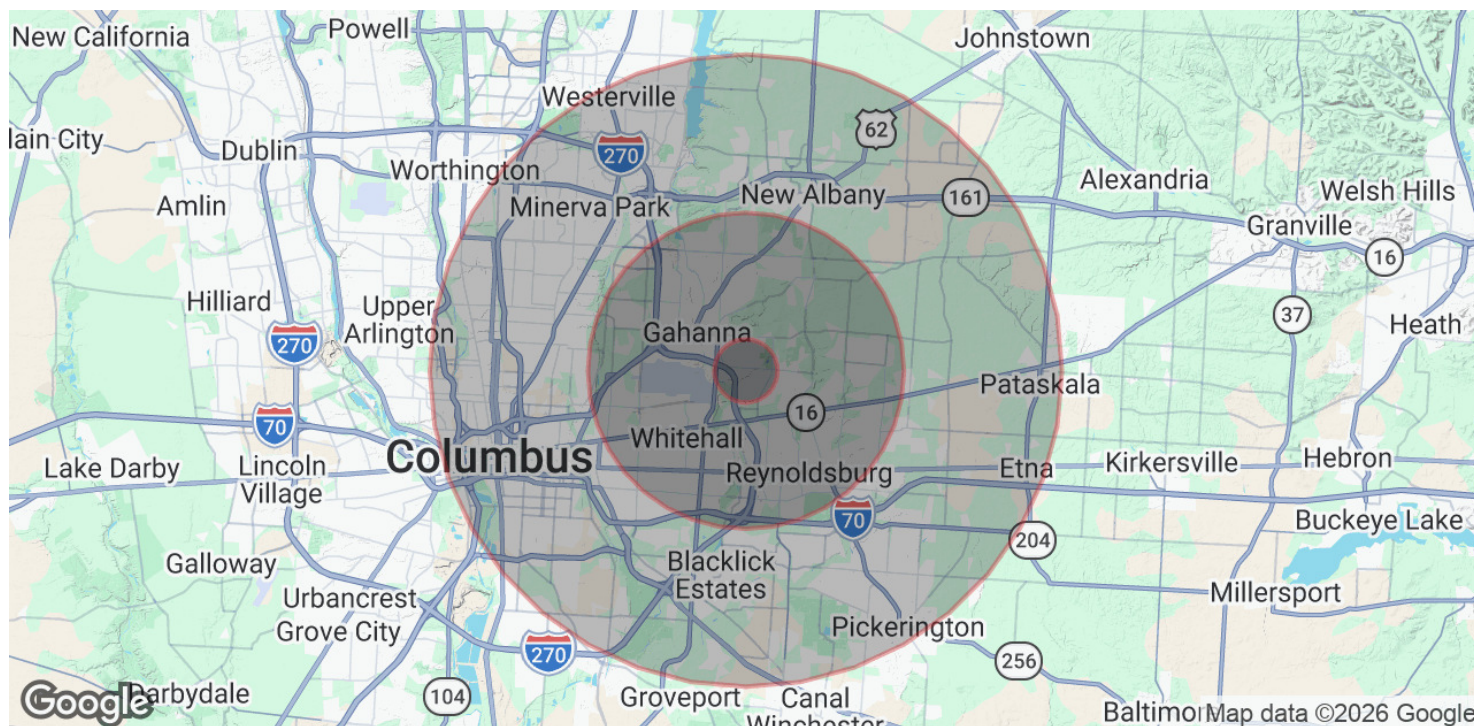






HIGHWAY ACCESS	
2 MILES to I-270	5 MILES to US-40
3 MILES to SR-317	6 MILES to I-70
3 MILES to I-670	10 MILES to US-33
REGIONAL ACCESS	
JOHN GLENN INTERNATIONAL AIRPORT 4 miles	RICKENBACKER AIRPORT & INTERMODAL TERMINAL 17 miles
DOWNTOWN COLUMBUS 10 miles	ANDURIL SITE 21 miles
INTEL SITE 13 miles	





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)