

Industrial/Commercial Land for Sale Industrial Pkwy & Taylor Rd



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

Taylor Rd & Industrial Parkway, Jerome Township, OH 43040

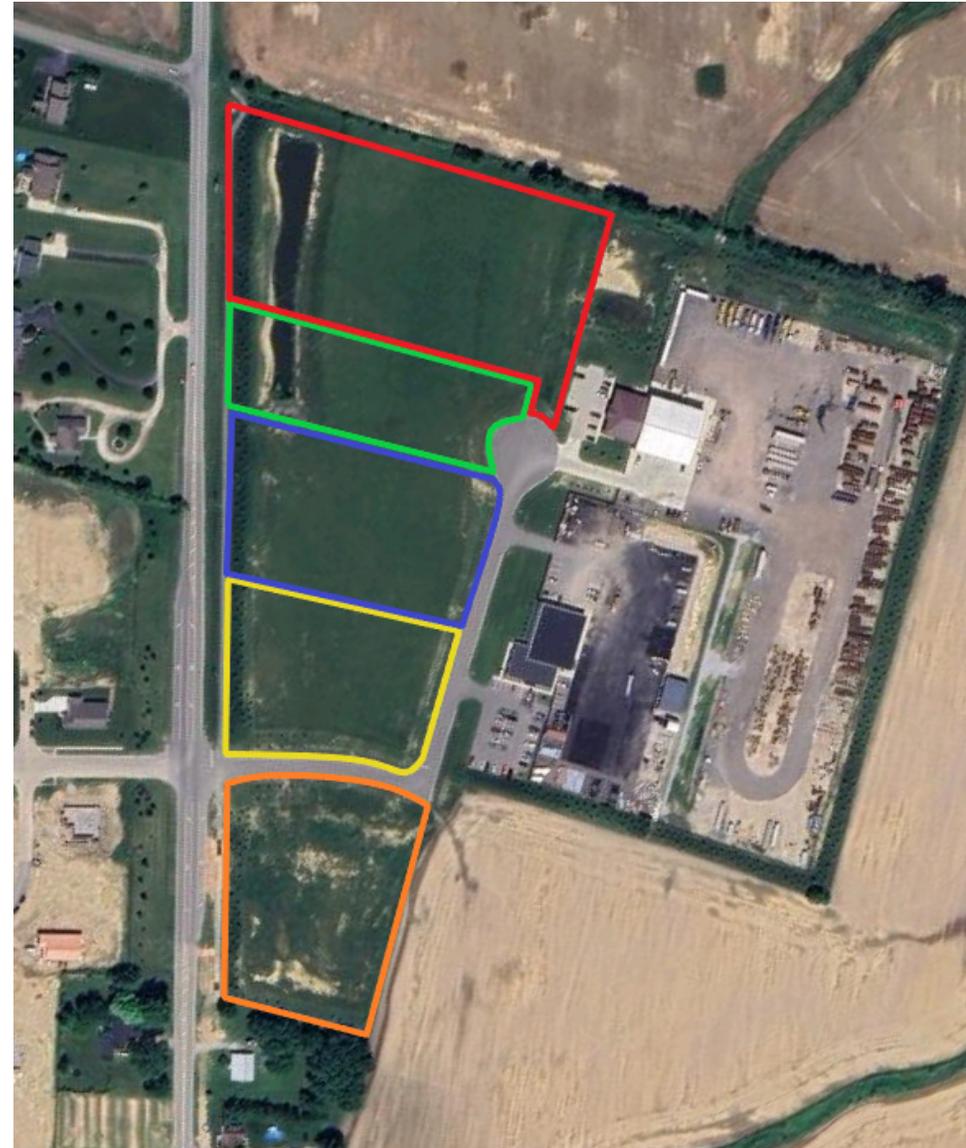
This property is zoned as Planned Development, offering a spectrum of potential investment ventures. With commanding frontage along Industrial Parkway and convenient full curb cuts, the site provides effortless accessibility. Lots are part of currently filed Covenants, Restrictions and Easements in the Park.

Land is located northwest of the US 33 and US Route 42 interchange. Proposed sites are under Jerome Township & Union County jurisdiction.

Property Highlights

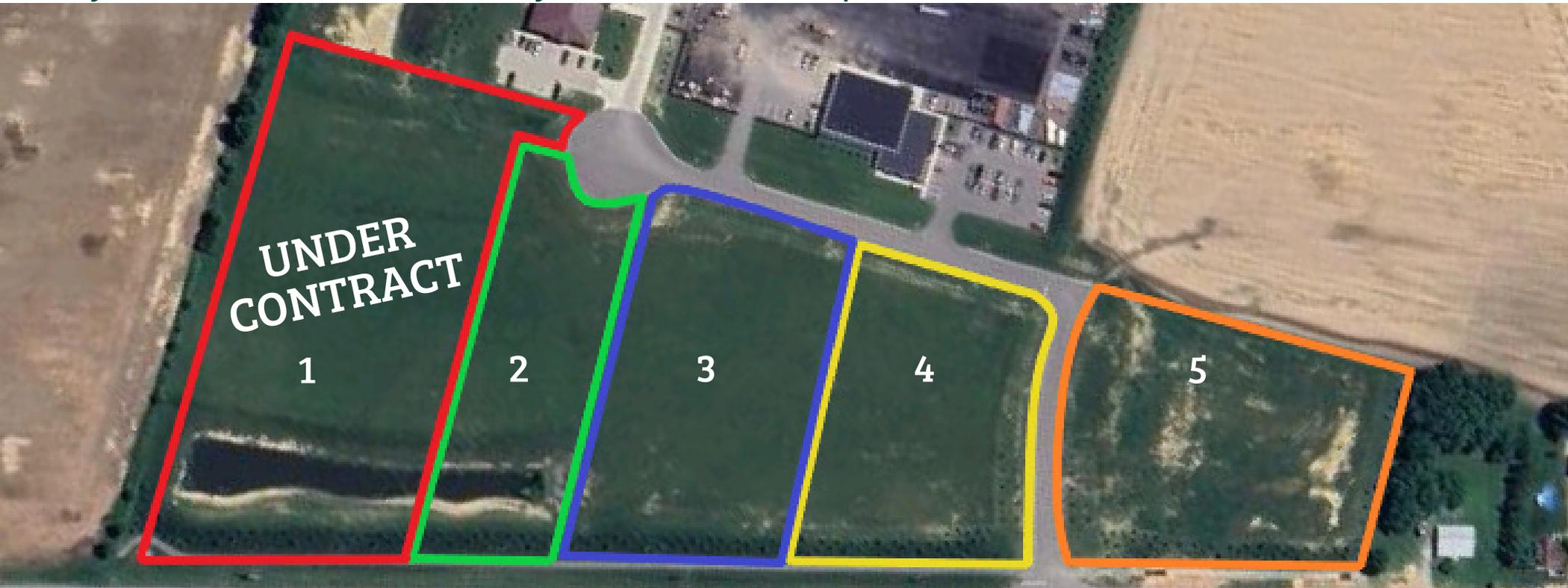
- Zoned Planned Development
- Industrial Pkwy frontage w/full curb cuts

Lot Size:	15 Acres
Sales Price:	See land lot info page
Zoning:	Planned Development
Minimum Lot Size:	2 Acres
Maximum Lot Size:	12 Acres



Land Lot Information

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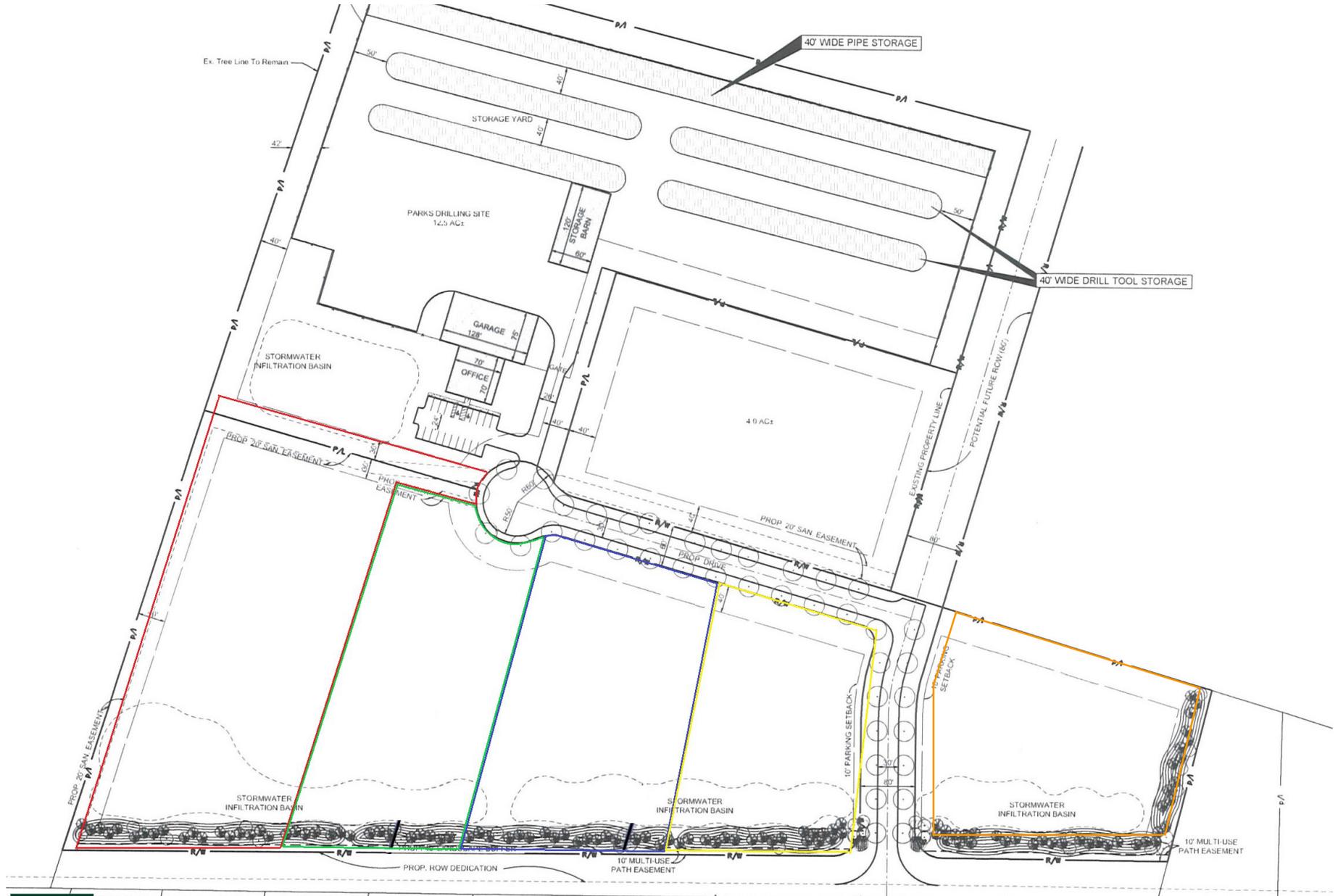


AVAILABLE PARCEL(S)

Lot #	Acres Available	Price / Acres	Availability
1 - Sub Area A	4.98 Acres	\$299,000 / Acre	Under contract
2 - Sub Area A	+/- 2 Acres	\$299,000 / Acre	Available
3 - Sub Area A	+/- 2.4 Acres	\$299,000 / Acre	Available
4 - Sub Area A	+/- 2.4 Acres	\$299,000 / Acre	Available
5 - Sub Area A	+/- 2.88 Acres	\$350,000 / Acre	Available

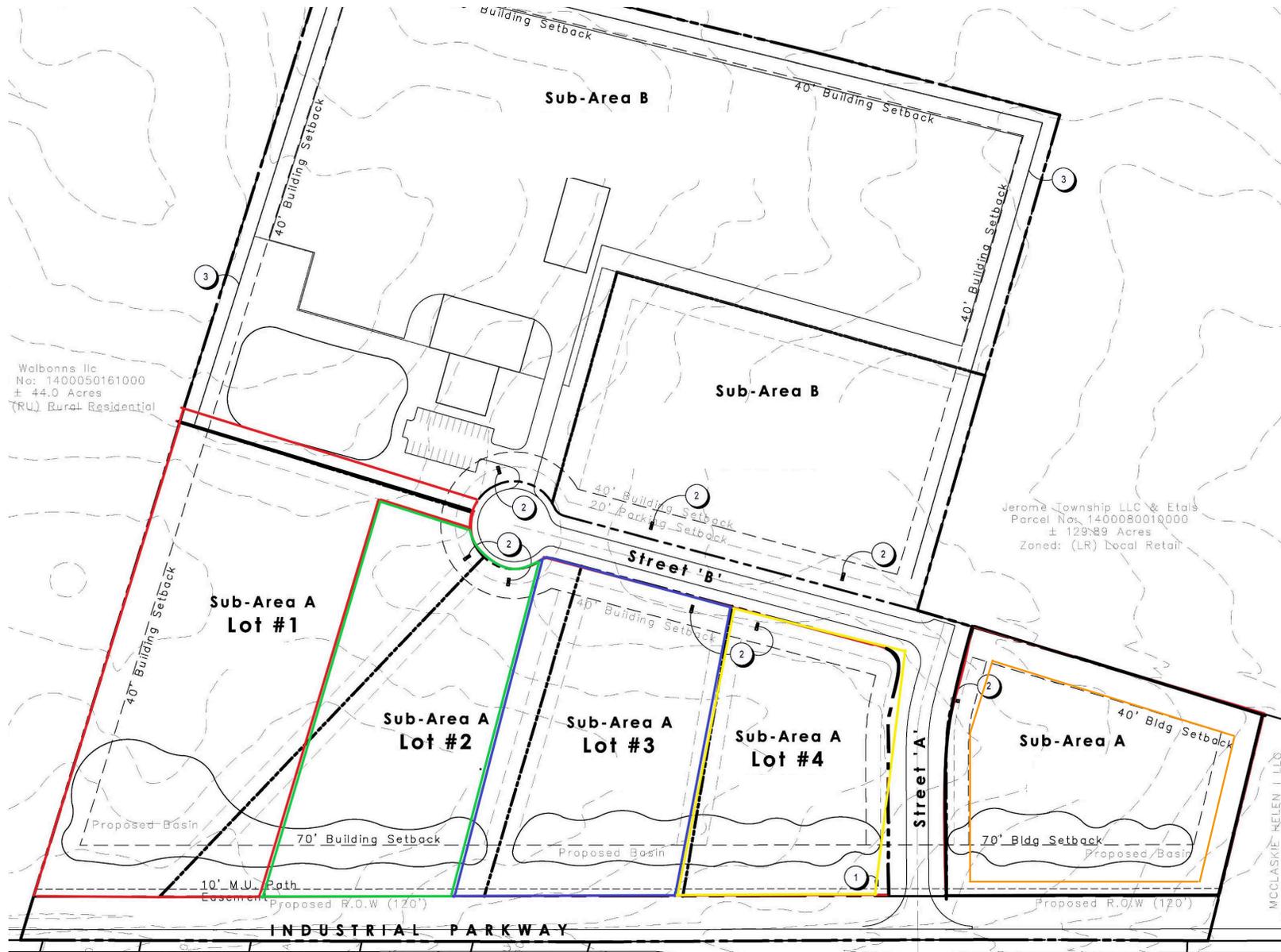
Site Plan - Overall

Taylor Rd & Industrial Parkway, Jerome Township, OH 43040



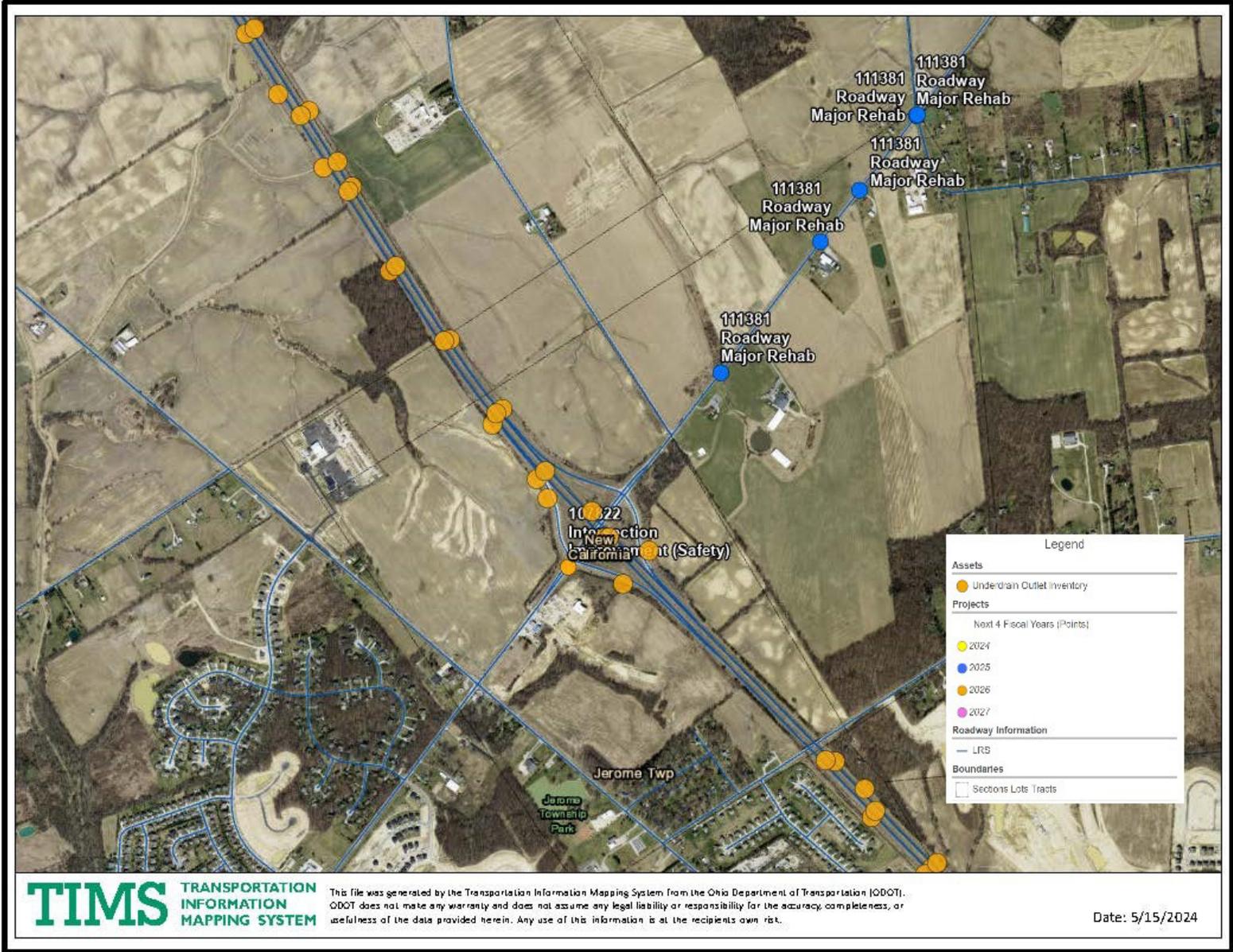
Lotting Plan

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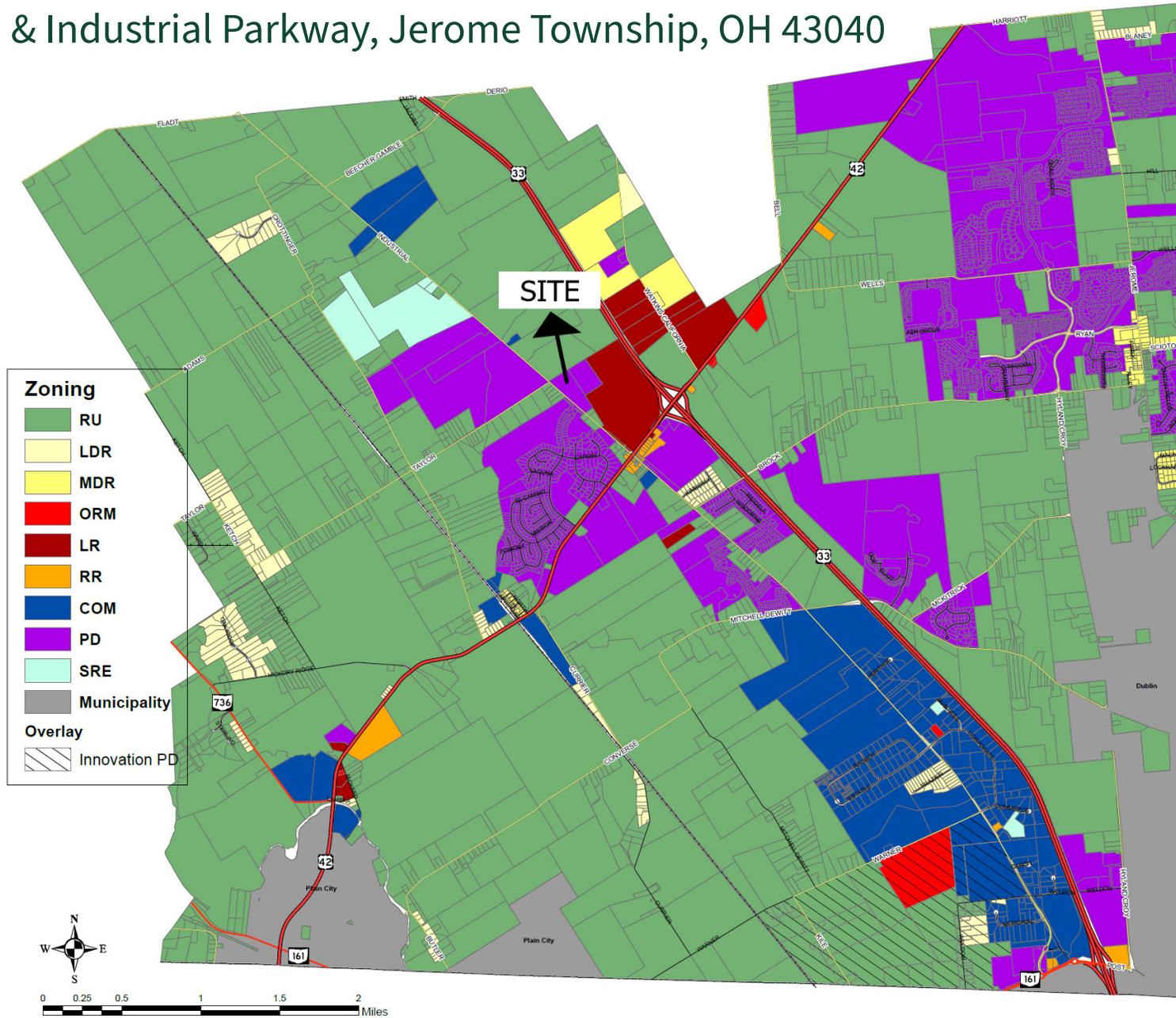
Upcoming Road Projects

Taylor Rd & Industrial Parkway, Jerome Township, OH 43040



Zoning - Jerome Township

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Zoning - Permitted Use Jerome Township

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A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.

The following uses shall be permitted in Sub-Area A:

1. 323 – Printing and Related Support Activities
2. 33243 - Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
3. 3325 – Hardware Manufacturing
4. 3326 – Spring and Wire product Manufacturing
5. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
6. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 Small Arms Ammunition Manufacturing
 - b) 332993 Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
7. 334 – Computer and Electronic Product Manufacturing
8. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
9. 3363 – Motor Vehicle Parts Manufacturing
10. 3364 - Aerospace Product and Parts Manufacturing
11. 336991 - Motorcycle, Bicycle, and Parts Manufacturing less than 100,000 square feet.
12. 339 – Miscellaneous Manufacturing
13. 4236 – Electrical and Electronic Goods Merchant Wholesalers
14. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
15. 42384 – Industrial Supplies Merchant Wholesalers
16. 42385 - Service Establishment Equipment and Supplies Merchant Wholesalers
17. 44131 – Automotive Parts and Accessories Stores
18. 4422 - Home Furnishing Stores
19. 44412 Paint and Wallpaper Stores
20. 491 – Postal Service

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21. 492 – Couriers and Messengers
22. 517 – Telecommunications
23. 518 – Data Processing, Hosting, and related services
24. 519 – Other Information Services
25. 531 – Real Estate with the exception of:
 - a) 53113 - Lessors of Mini-warehouses and Self-Storage Units
26. 54 - Professional, Scientific, and Technical Services
27. 55 - Management of Companies and Enterprises
28. 561 - Administrative and Support Services with the exception of: a) 56173 – Landscaping Services
29. 6211 – Offices of Physicians
30. 6212 – Offices of Dentists
31. 6213 – Offices of Other Health Practitioners
32. 6215 - Medical and Diagnostic Laboratories
33. 6216 – Home Health Care Services
34. 7223 – Special Food Services
35. 8139 – Business, Professional, Labor, Political, and Similar Organizations

The following uses, in addition to all of the uses permitted above in Sub-Area A, shall be permitted in Sub-Area B.

1. 238 – All Specialty Trade Contractors
2. 811 – Repair and Maintenance

The following uses shall be prohibited within the proposed Development:

1. Nurseries, wholesale or retail, landscape contractors, and landscape maintenance companies.
2. Self-Storage or personal storage units.
3. Any use that violates the public nuisance regulations outlined in Section 670 of the Jerome Township Zoning Code which reads:

No land or building in any Zoning District within Jerome Township shall be used or occupied in any manner as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining properties. Any use permitted by this Resolution may be undertaken and maintained provided acceptable measures and safeguards are employed in accordance with the following standards:

Zoning - Permitted Use Jerome Township

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1. Trash, Debris, Litter, and Junk - No trash, debris, litter, rubbish, scrap, unused personal property, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any other garbage, refuse or junk shall be permitted to accumulate on any lot or portion thereof. Piles of any type of fill, topsoil, gravel, and mulch shall not be permitted to remain on any lot, not under active construction, for a period greater than 21 days with the exception of active construction sites.
2. Outdoor Storage of Vehicles and Equipment - Unless specifically permitted by the Board of Zoning Appeals as incident and necessary to a permitted or conditional use in any District, the outdoor storage of any inoperable, unlicensed, or unused motor vehicle, or the outdoor storage of any new or used industrial equipment shall be prohibited unless said vehicles or equipment are fully screened from view from any public right of way or adjacent property in accordance with the standards established in section 620.
3. Fire and/or explosion hazards - All activities involving the use or storage of flammable or explosive materials shall include the provision of adequate safety measures against the hazard of spill, fire and explosion. The owner shall provide adequate fire-fighting and fire suppression equipment and shall conform to all standards of the Occupational Safety and Health Administration.
4. Vibration and Noise - No uses shall be located and no equipment shall be used in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject property. Noise which is objectionable by community standards and or as determined by the Ohio Environmental Protection Agency and/or Occupational Safety and Health Administration due to volume, frequency or beat shall be muffled or otherwise controlled.
5. Odors - No use shall be operated so as to produce continuous, frequent or repetitive emission of odors in such concentration as to be perceptible at or beyond the property line on which the use is located. All applicable standards of the Environmental Protection Agency shall be adhered to
6. Glare, Heat and Exterior Light - Any operation producing glare, intense heat or bright or intense light such as welding or other uses shall be conducted in an enclosed facility and shall not be visible beyond the property line of the lot on which the use is located.
7. Air Pollution - No pollution of air by fly-ash, dust, smoke, vapors or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. All standards of the Environmental Protection Agency shall be adhered to.
8. Electrical, Magnetic, or Radioactive Disturbance - No activity shall be permitted that shall emit dangerous radioactivity, or electrical or magnetic disturbance that cause danger to persons or property, health risks, or that adversely affect the operation of any equipment. All standards of the Environmental Protection Agency and the Occupational Safety and Health Administration shall be adhered to.
9. Erosion - No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties. All standards of the Environmental Protection Agency shall be adhered to in regards to the control of erosion.

Contact Us



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



Brent Garland

O: 614-255-4381

E: bgarland@krgre.com



John Royer, CRE, SIOR

O: 614-255-4374

E: jroyer@krgre.com

Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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