



915 Taylor Road

Gahanna, Ohio 43230

Property Features

- 24,000 SF office/warehouse
- Quality office finishes
- 4 docks
- 1 drive-in door (12' x 10')
- 24' clear height
- 50' x 40' column spacing
- Fenced outside storage
- T-5 lighting
- ESFR sprinkler system
- Available now!

Lease Rate: \$4.75 SF/Yr (NNN)

OPEX: \$1.67 SF/Yr

THE
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COMPANY
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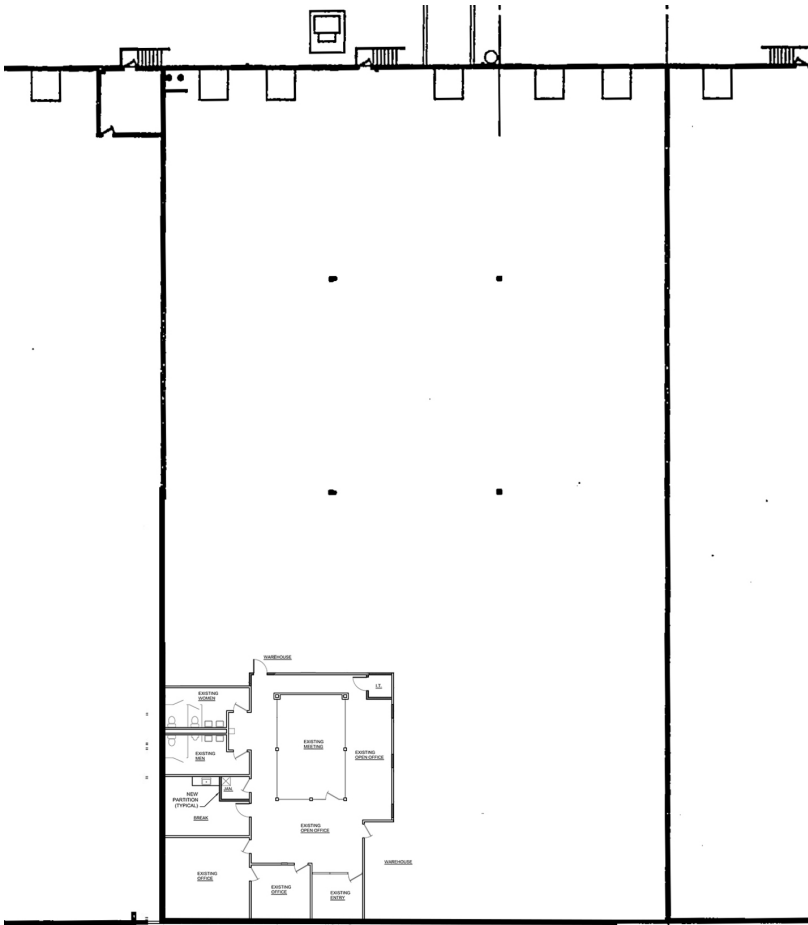
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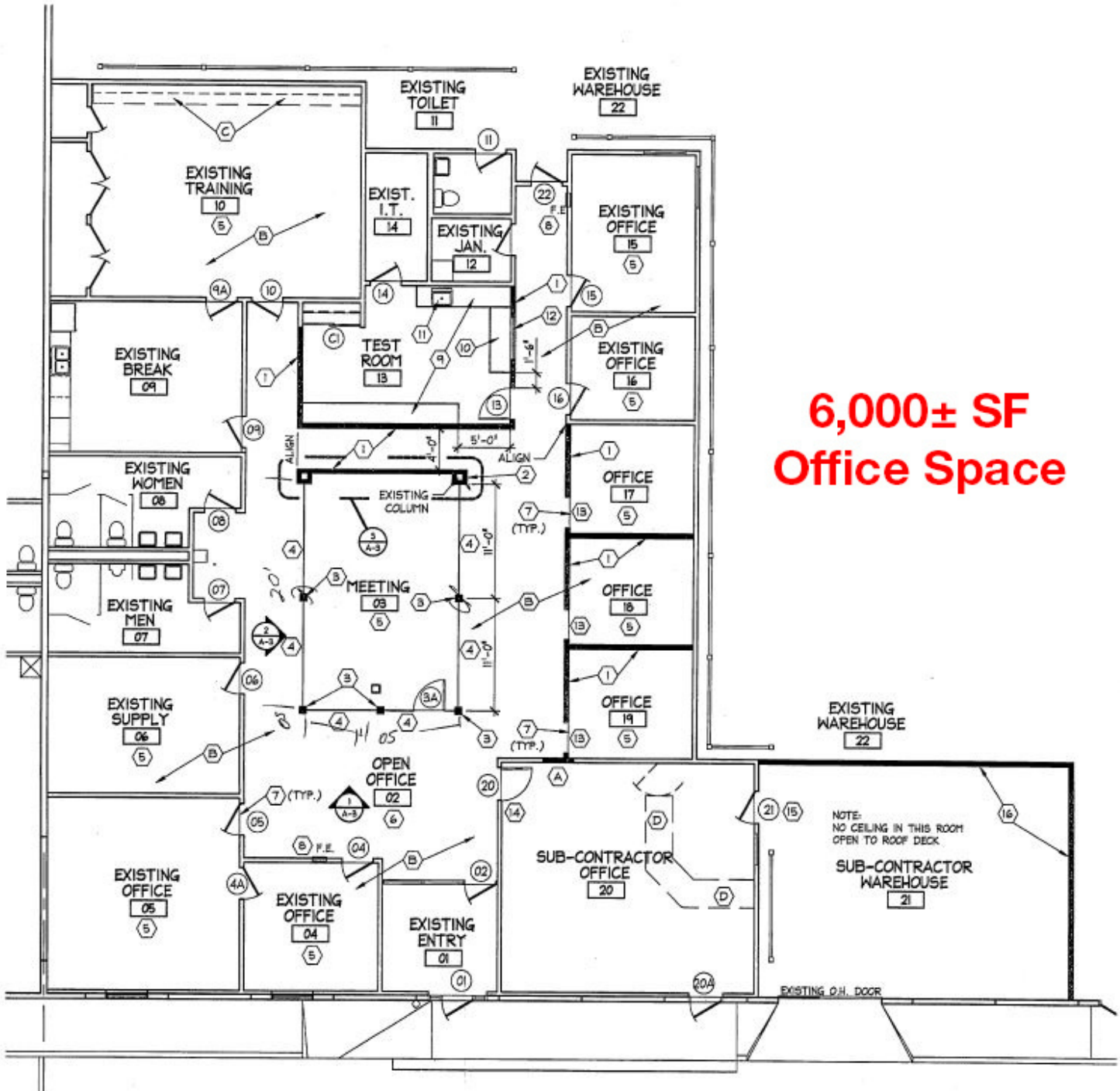
605 S Front Street, Columbus, OH 43215

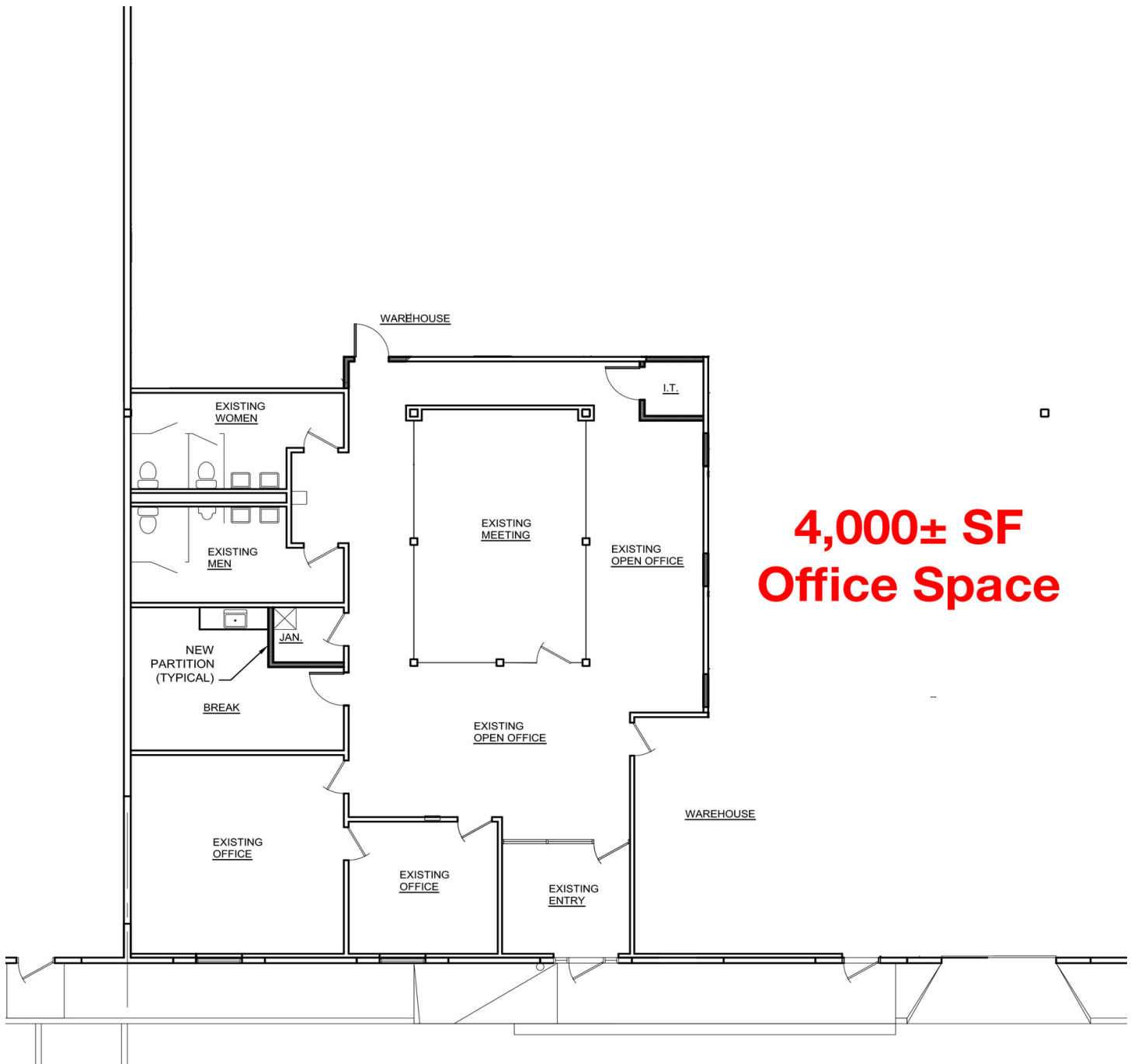
614 224 2400

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SPACE	LEASE RATE	LEASE TYPE	OPEX	SIZE (SF)	DOCKS	DRIVE-INS	AVAILABILITY
UNIT 3	\$4.75 SF/YR	NNN	\$1.67 SF/Yr	24,000 SF	4	1	NOW





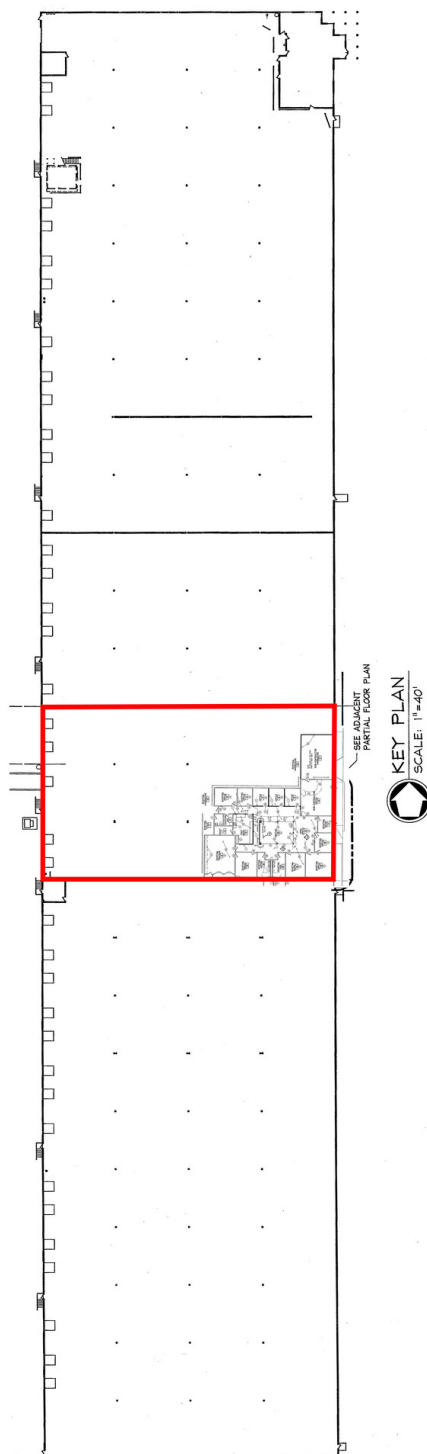
**4,000± SF
Office Space**



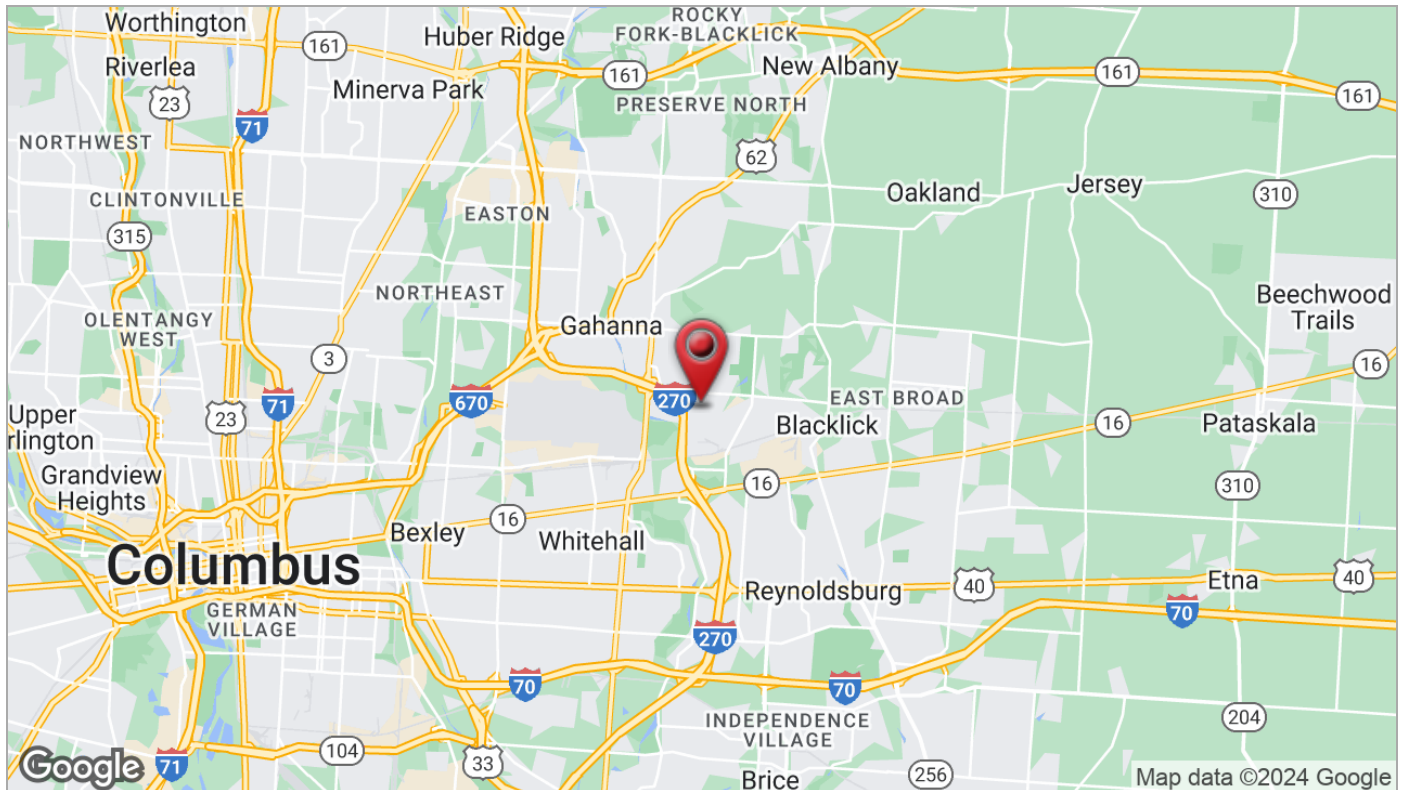
FLOOR PLAN

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

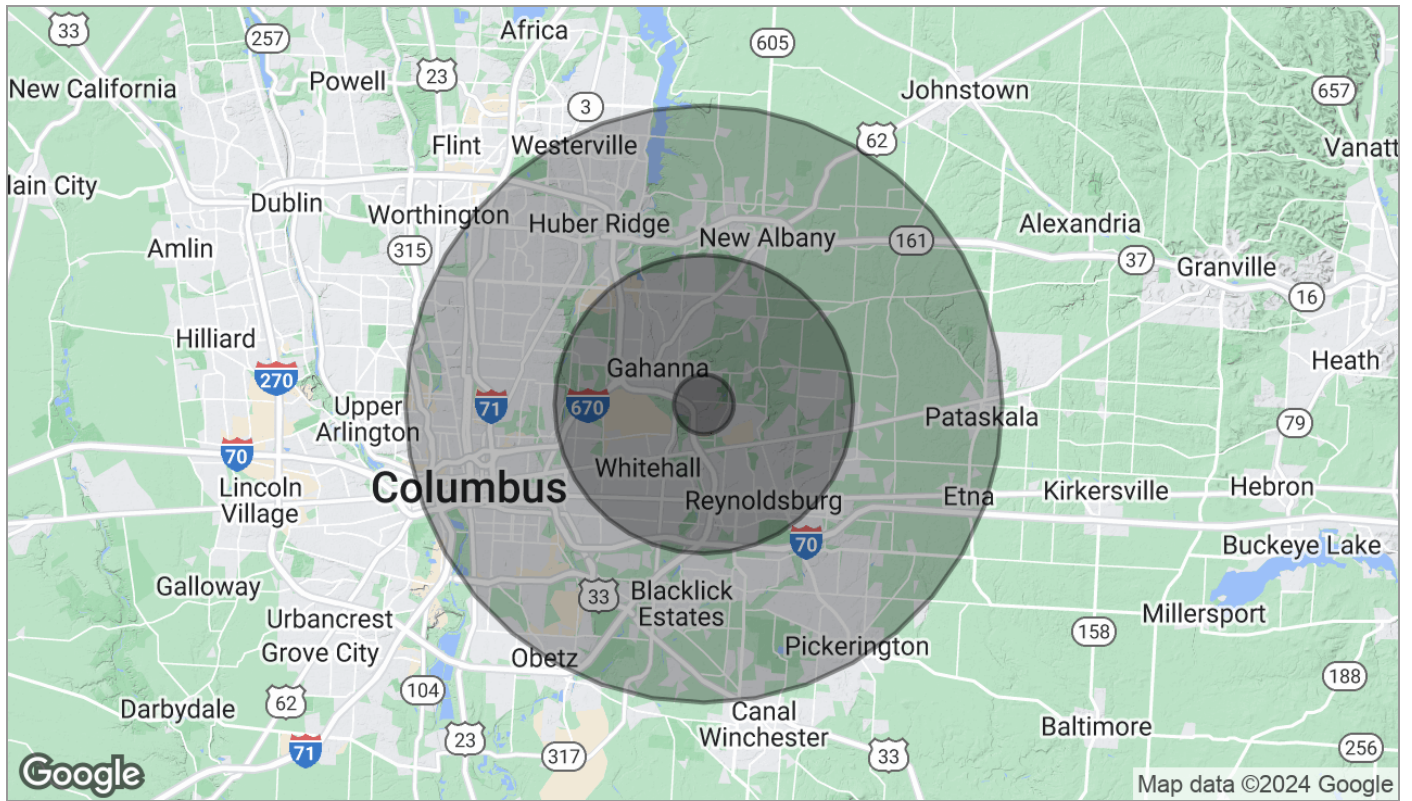








Demographics



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	5,863	190,945	682,986
MEDIAN AGE	36.4	35.8	34.9
MEDIAN AGE (MALE)	33.1	34.5	33.6
MEDIAN 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
Race	1 Mile	5 Miles	10 Miles
% WHITE	84.7%	64.3%	57.2%
% BLACK	10.7%	29.1%	36.1%
% ASIAN	2.2%	2.4%	2.3%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.3%	0.1%	0.2%
% OTHER	0.3%	1.3%	1.1%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	0.8%	3.9%	3.4%

* Demographic data derived from 2020 ACS - US Census