



## Taylor I

861 Taylor Rd, Gahanna, Ohio 43230

### Property Features

- 24,000 SF office/warehouse
- 2,400 SF new office space
- 3 docks (9' x 10')
- 1 overhead door (12' x 14')
- 40' x 50' column spacing
- 24' clear height
- T-5 lighting with motion sensors
- Professionally managed by The Meritex Company

**Lease Rate: Negotiable**

**OPEX: \$1.92 SF/Yr**

THE  
**MERITEX**<sup>®</sup>  
COMPANY  
ESTD 1916

*A family-owned company serving businesses for over a century. Proudly offering tailored solutions to tenants' needs and building relationships one transaction at a time.*

For more information:

**Matthew Osowski, SIOR**

614 629 5229 • [mosowski@ohioequities.com](mailto:mosowski@ohioequities.com)

**Curt Berlin, SIOR**

614 629 5221 • [cberlin@ohioequities.com](mailto:cberlin@ohioequities.com)

**Blake DeCrane**

614 629 5269 • [bdecrane@ohioequities.com](mailto:bdecrane@ohioequities.com)

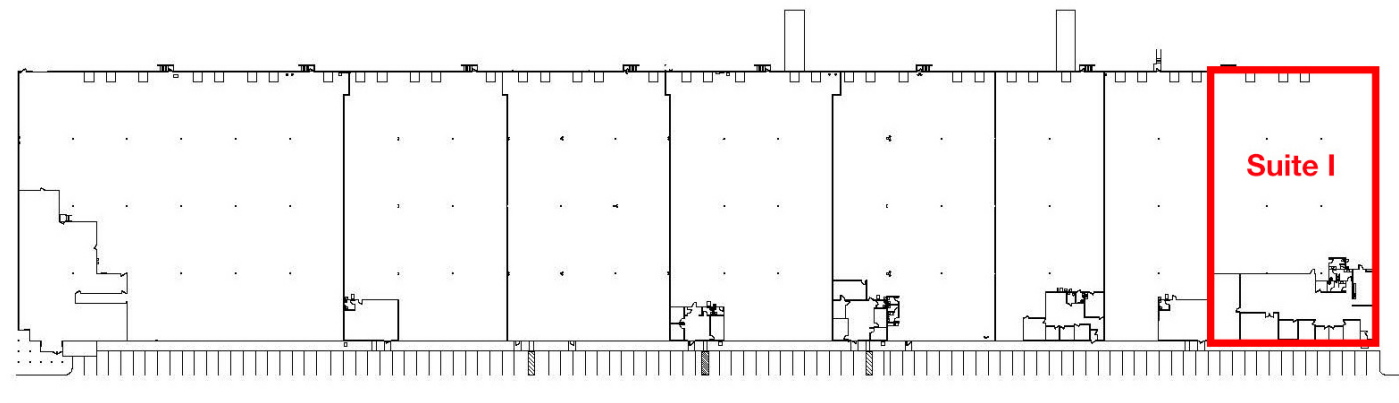
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Ohio Equities

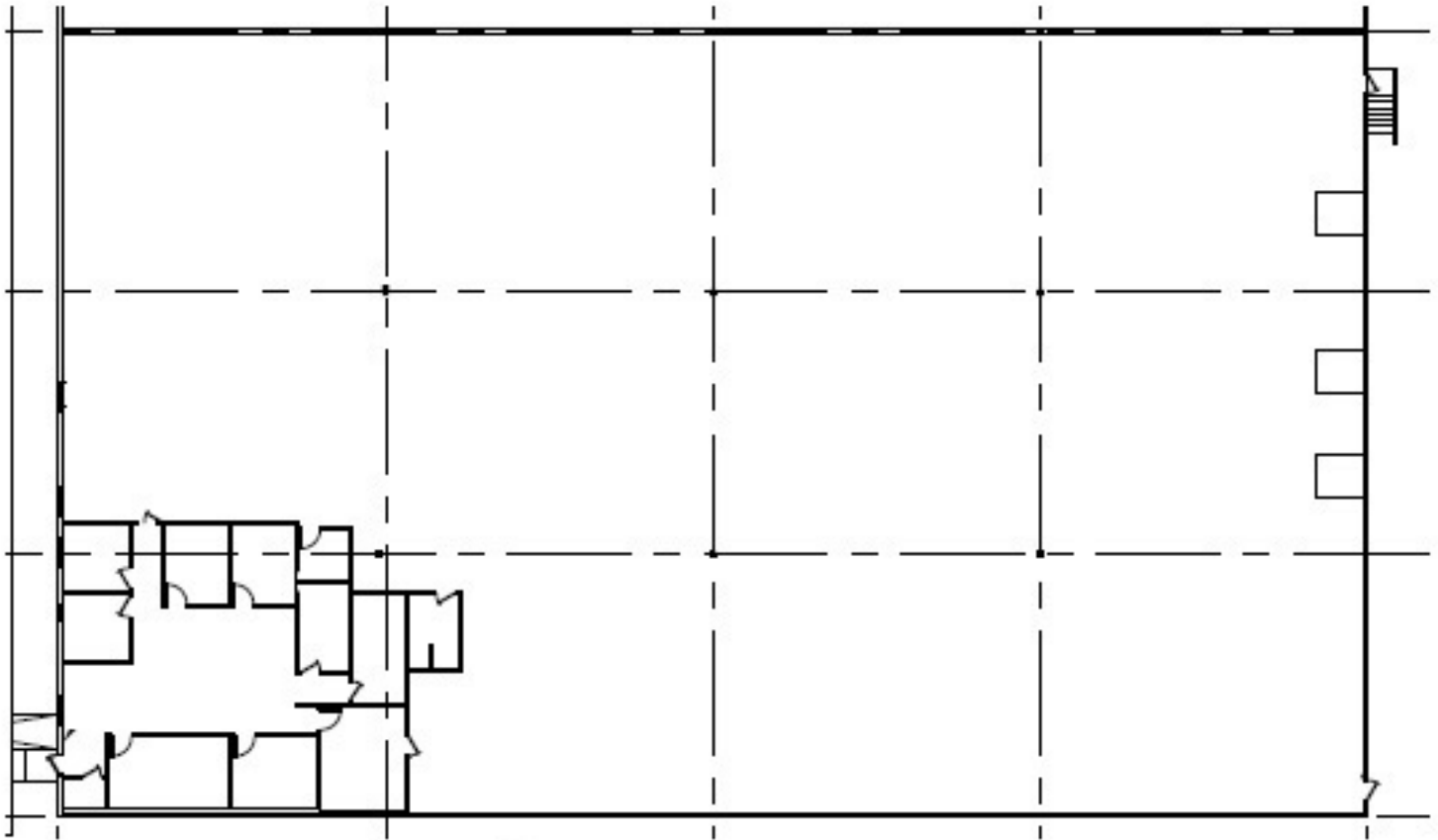
605 S Front Street, Columbus, OH 43215

614 224 2400

[ohioequities.com](http://ohioequities.com)



| SPACE   | SPACE USE        | LEASE RATE | OPEX       | LEASE TYPE | TOTAL SIZE | OFFICE SIZE | AVAILABILITY |
|---------|------------------|------------|------------|------------|------------|-------------|--------------|
| Suite I | Office/Warehouse | Negotiable | \$1.92 PSF | NNN        | 23,686 SF  | 2,408 SF    | IMMEDIATE    |



SCALE: 1"=30'



