

788 Taylor Station Road Gahanna, Ohio 43230

Property Highlights

- · 3,600 SF Industrial Building
- Situated on 4.17 Acres
- 15' Ceiling Height
- Two (2) Drive-in Doors
- Fenced Outdoor Storage Area
- Convenient Access to Major Travel Routes
- Situated Near the Crossroads Commerce Center
- ±26 Minutes (14 Miles) to the New Intel Site
- Zoned OCT (Office, Commerce, and Technology District) by the City of Gahanna

Price: \$3,895,000

For Sale 3,600 SF | 4.17 Acres Industrial Warehouse/Land





For More Information

Mike Semon O: 614 629 5217 msemon@ohioequities.com

Dan Sheeran, Jr. O: 614 629 5228 djsheeran@ohioequities.com

Dan Sheeran O: 614 629 5216

dsheeran@ohioequities.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, assumptions or estimates for example only, and they may not represent current or future performance of the poperty. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Photos 3,600 SF | 4.17 Acres Industrial Warehouse/Land





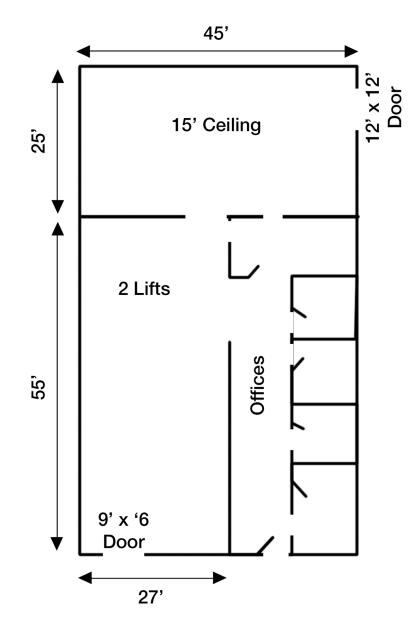






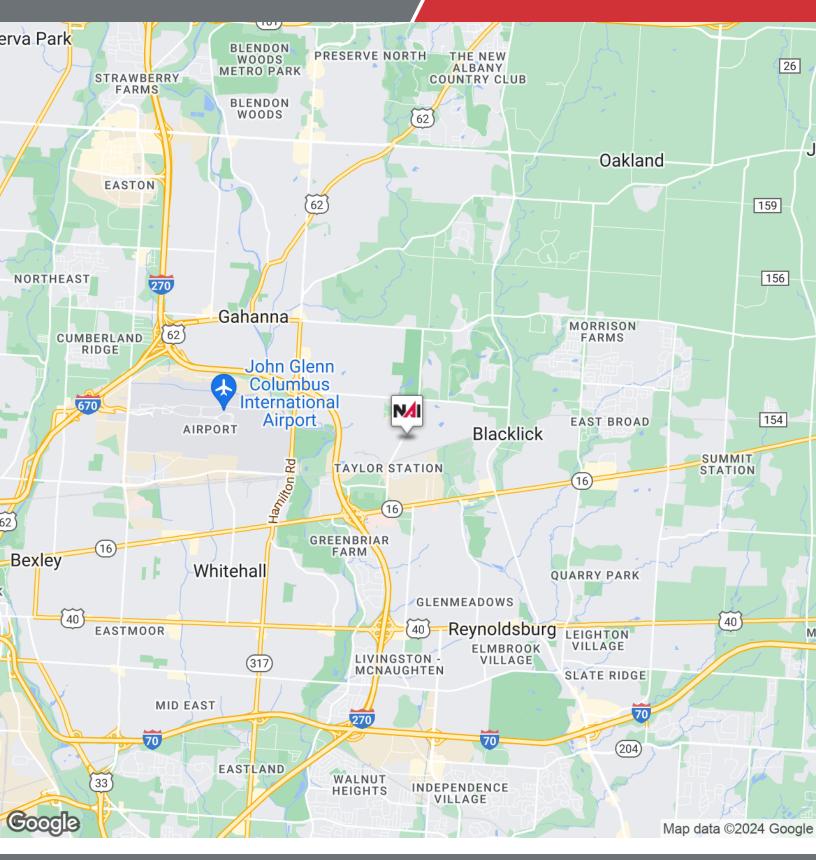
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Floorplan 3,600 SF | 4.17 Acres Industrial Warehouse/Land



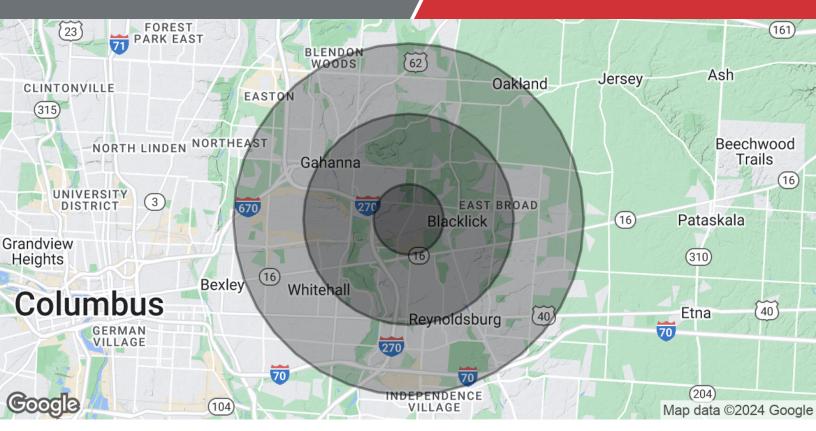
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Locations Map 3,600 SF | 4.17 Acres Industrial Warehouse/Land



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Demographics Map 3,600 SF | 4.17 Acres Industrial Warehouse/Land



Population	1 Mile	3 Miles	5 Miles
Total Population	6,956	57,755	182,515
Average Age	33.4	36.7	36.1
Average Age (Male)	31.3	34.6	34.7
Average Age (Female)	34.5	38.0	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,652	23,602	73,738
# of Persons per HH	2.6	2.4	2.5
	· · · · · · · ·	*	* 27 222
Average HH Income	\$80,876	\$73,887	\$67,933
Average HH Income Average House Value	\$80,876 \$197,126	\$73,887 \$207,208	\$67,933

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.