

**144,000 SF  
AVAILABLE**

**10 YEAR 100%  
TAX ABATEMENT**

6579 Taylor Road  
Gahanna OH 43230

*New to Market*



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## BUILDING SPECS

**Available SF:** 25,000 - 144,000 SF

**Office SF:** Build to suit

**Docks:** 14 existing, 14 future

**Clear Height:** 32'

**Drive-Ins:** 2

**Clear Story Glass:** 360'

**Fire System:** ESFR

**Lighting:** LED on Motion Sensors

**Roof:** White TPO  
with 15-Year Warranty

**Walls:** 10" Pre-Cast Panels  
with R-12 Value

## SITE & BUILDING DIMENSIONS

**Site Acreage:** 9.07 +/- Acres

**Building Size:** 144,000 SF

**Building Dimensions:** 525' x 275'

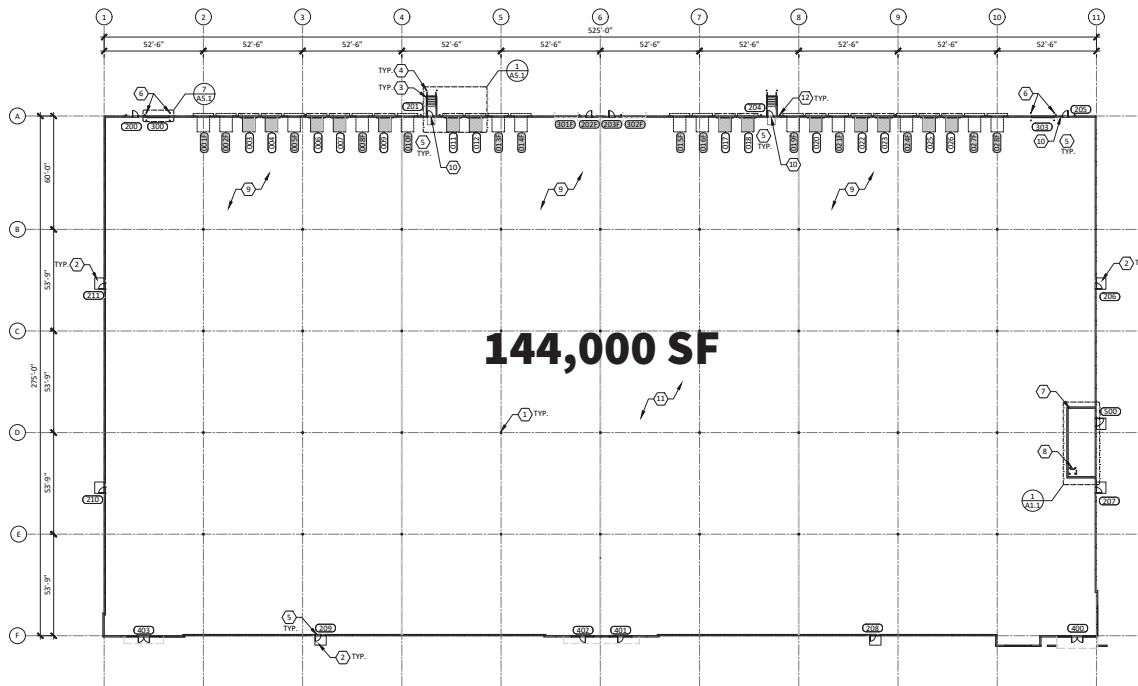
**Column Spacing:** 53'9" x 52'6"  
(speed bay 60' x 52'6")

**Truck Court Depth:** 120'

**Utility Providers:** AEP, Columbia Gas &  
Jefferson Water and  
Sewer District

**Zoning:** Office, Commerce,  
and Technology District

# BUILDING FEATURES





# LOGISTICS

## A region leading in development

It's no secret companies of all sizes are thriving in Central Ohio. With just over 2 million residents and counting, Columbus is the fastest growing metro area in the Midwest, and ranked #1 for population, job, and GDP growth. Top colleges, a highly educated population, innovative research, and expertly planned transportation avenues continue to attract both businesses and residents.

**HOME TO RICKENBACKER AIR  
CARGO HUB, ONE OF THE WORLD'S  
ONLY CARGO-BASED AIRPORTS**

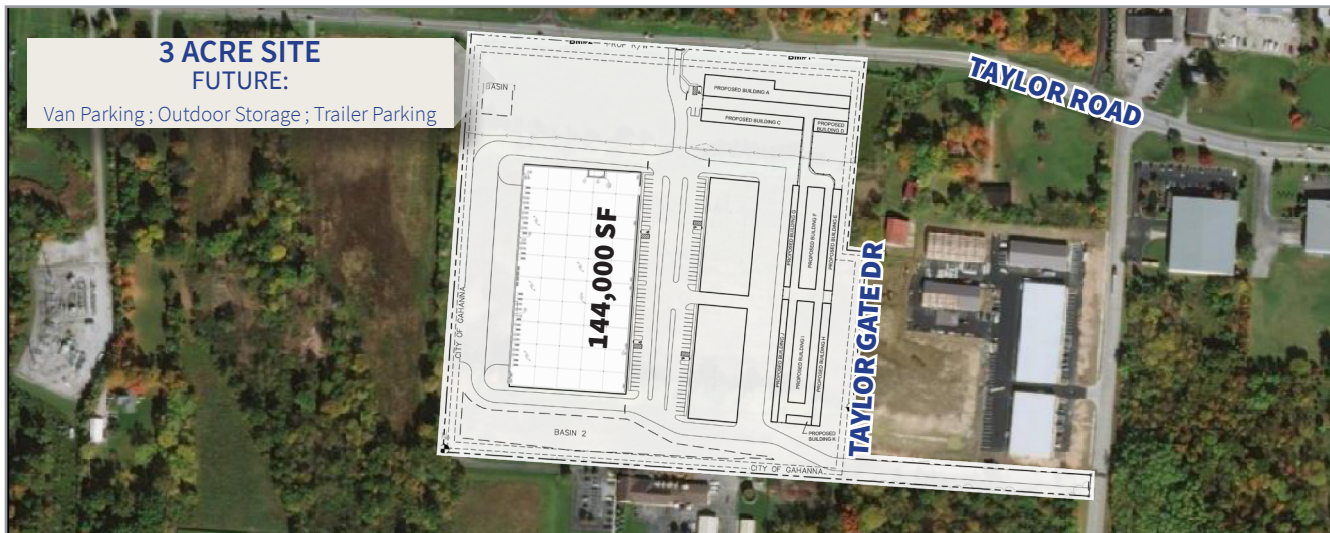
**150+ DAILY FLIGHTS  
47 NON-STOP DESTINATIONS**

**4 INTERMODAL TERMINALS  
INCLUDING CSX &  
NORFOLK SOUTHERN**

**DOUBLE STACK NEXT DAY SERVICE  
AVAILABLE FROM NORFOLK**







# UNPARALLELED ACCESS

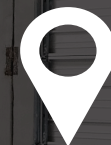
A unique infill opportunity with additional land for future parking or outdoor storage



John Glenn Int'l Airport  
5.7 MILES • 9 MINUTES



Rickenbacker Air Cargo  
17 MILES • 22 MINUTES



Downtown Columbus  
12 MILES • 15 MINUTES



Proximity to I-270  
1.9 MILES • 2 MINUTES



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