



## OFFICE/WAREHOUSE FOR LEASE

861 Taylor Rd.

Gahanna, OH 43230



Real estate. Real integrity.

**UNIT A1: +/-24,000 SQ. FT. OFFICE/WAREHOUSE; OFFICE BUILD TO SUITE; 100% AIR CONDITIONED; 5 DOCKS**

**UNIT D: +/- 24,000 SQ. FT. OFFICE/WAREHOUSE W/ 1,000 SQ. FT. OFFICE; 4 DOCKS & 1 DRIVE-IN; 800 AMP ELECTRIC SERVICE**

**OWNED AND PROFESSIONALLY MANAGED BY MERITEX**

**24' TO 26' CLEAR HEIGHT; FULLY SPRINKLED**

**LOCATED WITHIN ONE MILE EAST OF THE I-270 & HAMILTON RD. INTERCHANGE**

FOR INFORMATION CONTACT:

Rj BOLL Realty, Ltd.  
Corporate Real Estate Services  
**614-799-2100**



[www.rjball.com](http://www.rjball.com)

861 TAYLOR RD.  
GAHANNA, OH  
PROPERTY INFO



24' to 26' Clear Height; Fully Sprinkled; Constructed in 1996; Owned and professionally managed by Meritex; Located within one mile east of the I-270 & Hamilton Rd. intersection.

Location		Listing Summary			
861 Taylor Rd		<b>Available SF</b>	48,000 SF	<b>Rate</b>	\$3.25 NNN
Gahanna, OH 43230		<b>Min Div</b>	24,000 SF	<b>Taxes/SF</b>	
<b>Park/Complex</b>		<b>Max Contig</b>	24,000 SF	<b>Operating</b>	\$1.30
<b>Market:</b> Greater Franklin County		<b>Sublease</b>	No	<b>Dock Doors</b>	9
<b>Submarket:</b> East				<b>Drive-In Doors</b>	1
<b>Cross Streets:</b> SE of Taylor Rd and Morrison Rd				<b>Clear Height</b>	24 FT

Property Description							
<b>Building Size</b>	200,000 SF	<b>Owner Occupied</b>	No	<b>Lot Size</b>	10.00 Ac.	<b>Sprinkler</b>	Yes
<b>Specific Use</b>	Warehouse - Distribution	<b>Tenancy</b>	Multi-Tenant	<b>Yard</b>	Yes	<b>HVAC</b>	Yes
<b>Office SF</b>		<b>Clear Height</b>	24.00 - 26.00 ft	<b>Rail</b>	No	<b>Amps</b>	480
<b>Status</b>	Existing	<b>Dock Doors</b>	38	<b>Column Spacing</b>	40 x 50	<b>Volts</b>	277
<b>Year Built</b>	1996	<b>Grade/Drive-In</b>	2	<b>Crane</b>		<b>Phase</b>	3
<b>Parking Ratio</b>	0.59 /1000 SF						

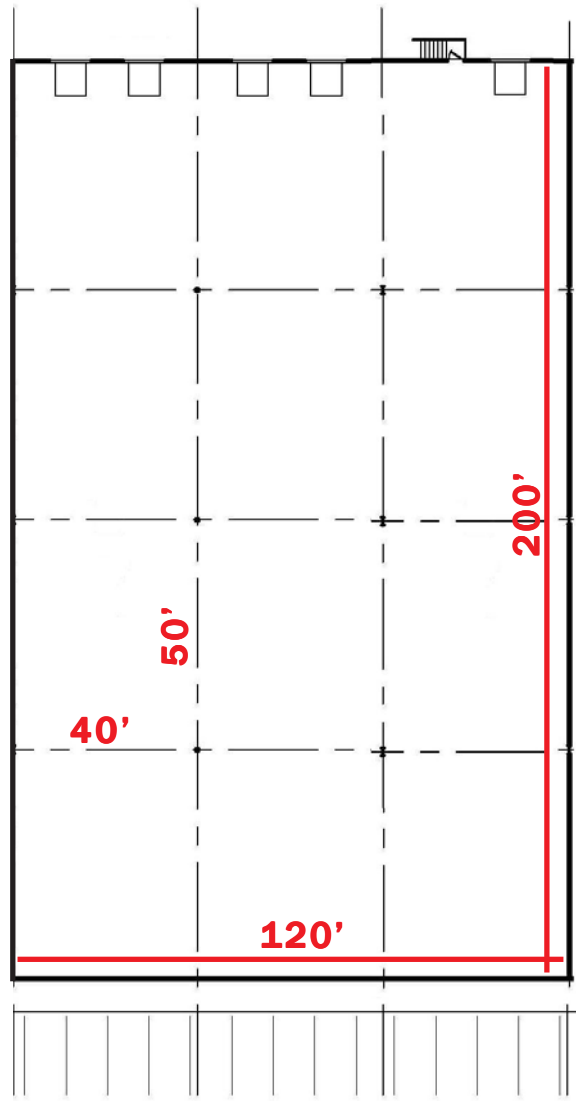
Available Suites											
Unit	SF Avail	Min Div	Max Contig	Rate	Available	Office SF	Docks	Drive-Ins	Clr Ht	Suite ID	
A1	24,000	24,000	24,000	\$3.25 NNN	Now	BTS	5	0	24.00	1009574	
D	24,000	24,000	24,000	\$3.25 NNN	Now	1,000	4	1	24.00	1103474	

**For more Information Contact:**

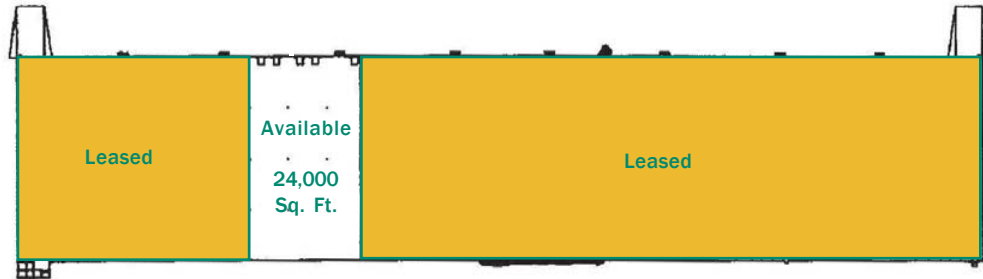
Ray C. Boll, SIOR      614-799-2100    xt. 212

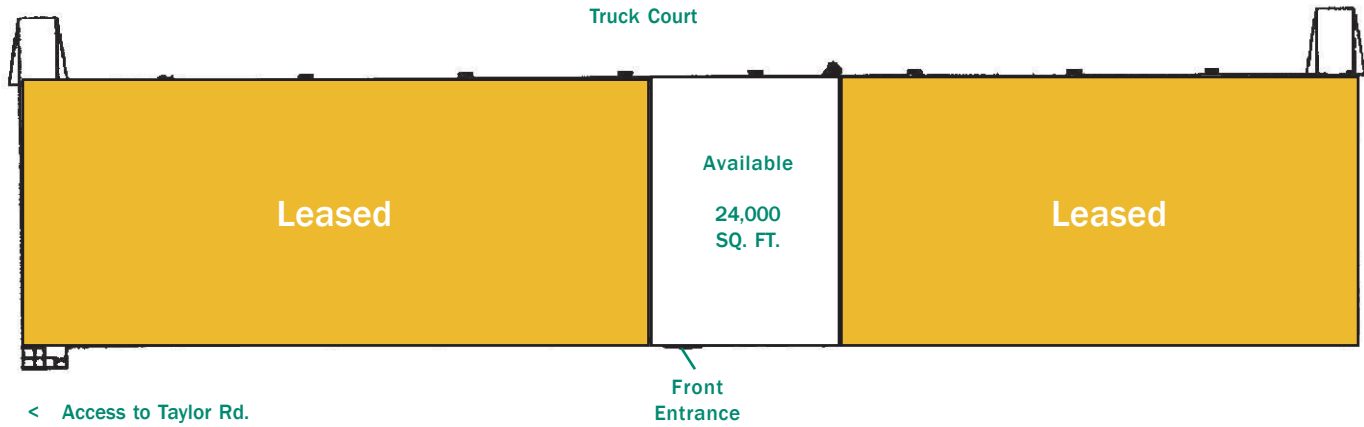
Jeffrey A. Boll, SIOR    614-799-2100    xt. 210

861 TAYLOR RD.  
GAHANNA, OH  
UNIT A1 FLOOR PLAN

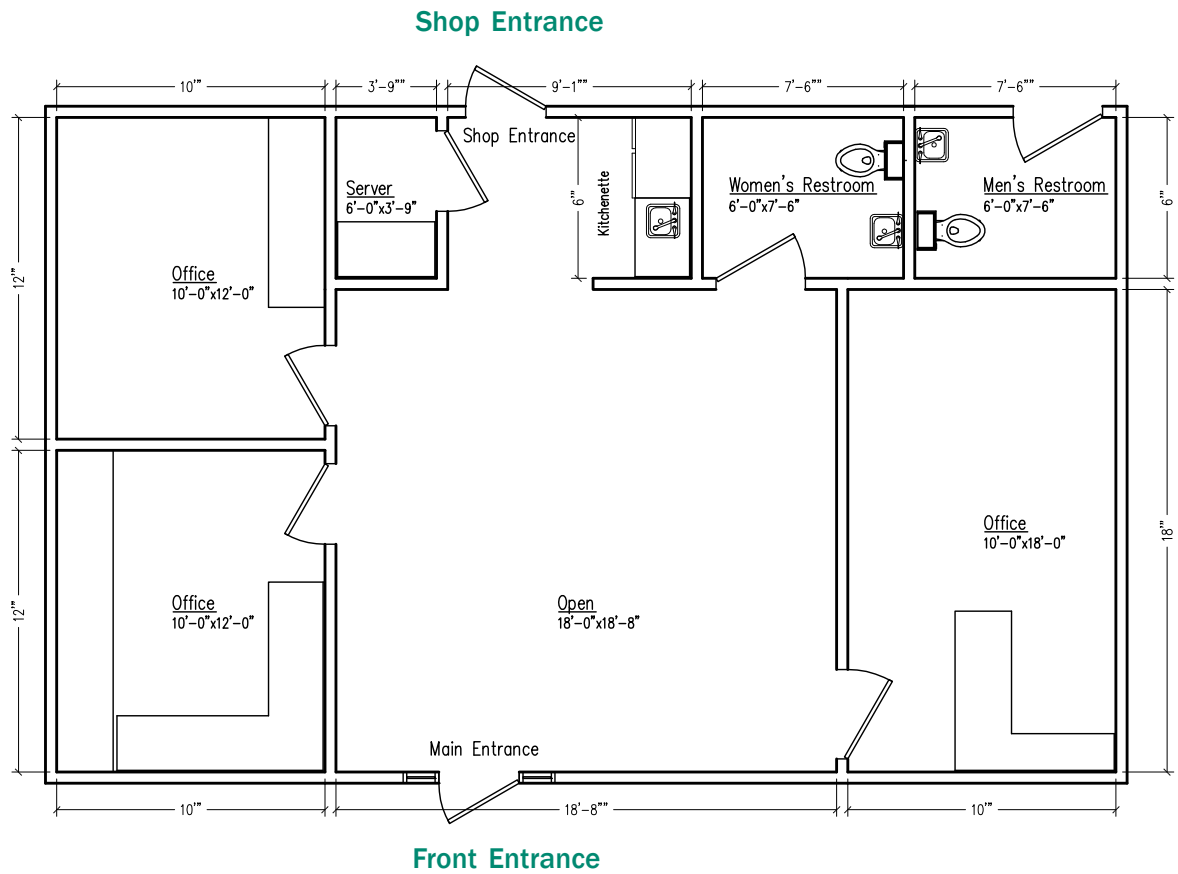


24,000 Square Feet  
Office Build To Suit  
Fully Air Conditioned  
5 Dock Doors

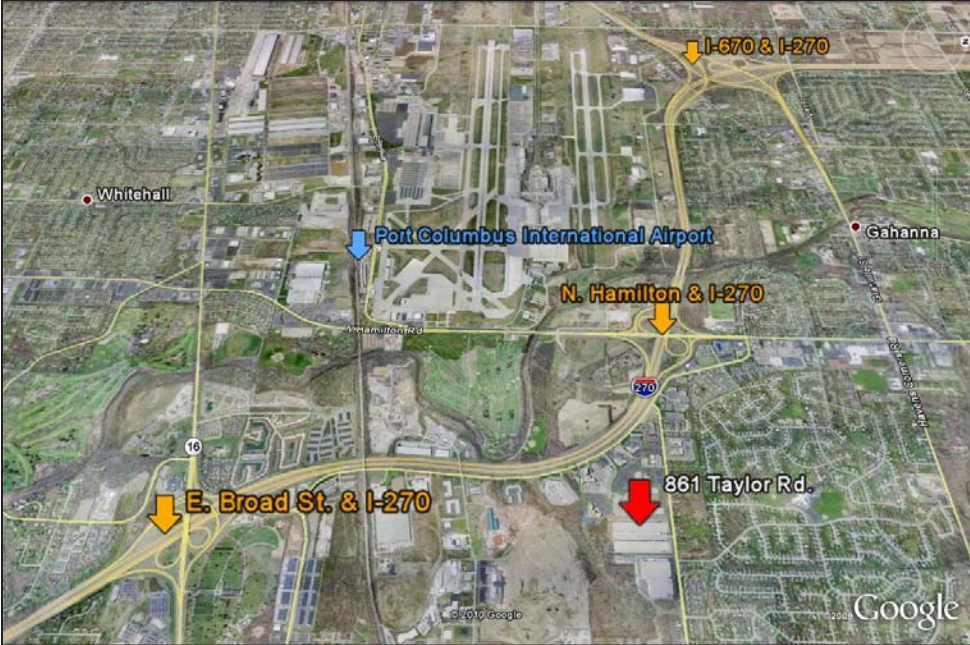




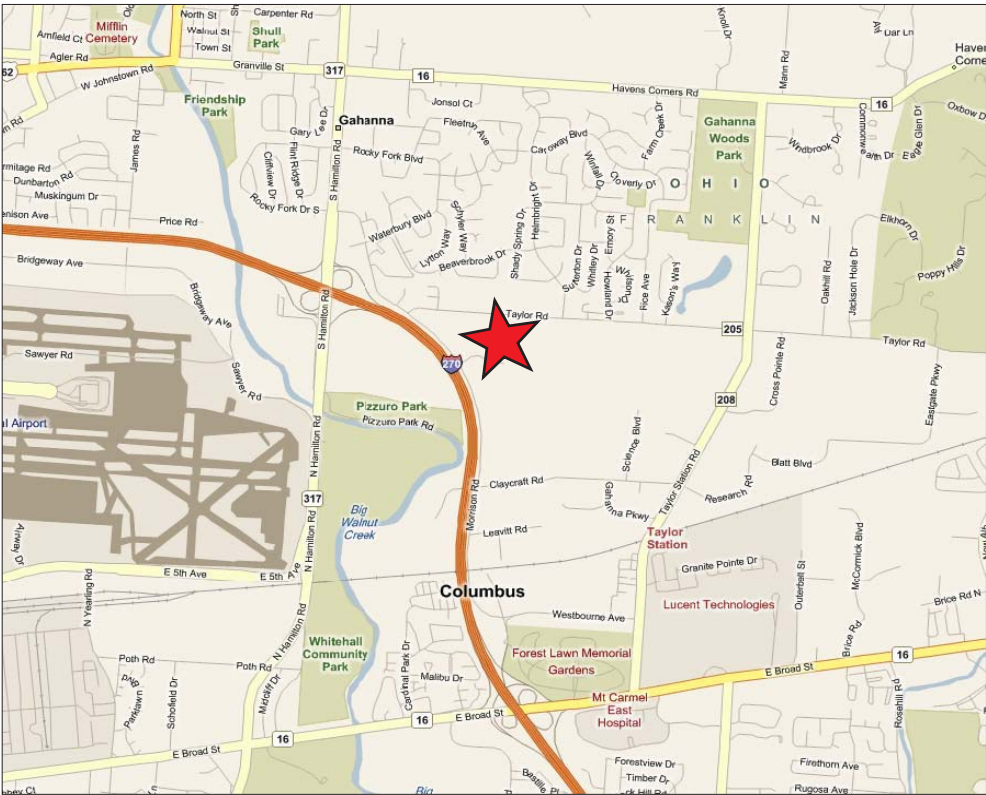
### Existing Office Space Detail



861 TAYLOR RD.  
GAHANNA, OH  
MAPS



View of Property  
looking West  
towards I-270 and  
Hamilton Rd.



Located within one  
mile of the I-270  
& Hamilton Rd.  
Interchange

Less than two  
miles from the  
Columbus airport