

FLEX SUITE FOR LEASE

1000 Taylor Station Rd. A | Gahanna, OH 43230

Industrial
Investment Opportunity

Offering Memorandum

±3,040 SF Available

MATTHEWSTM



Exclusively Listed By



Woody Walton

Associate Vice President

(270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)

Matthew Wallace

Broker of Record

Broker Lic. No.: BRKP.2024002419 (OH)

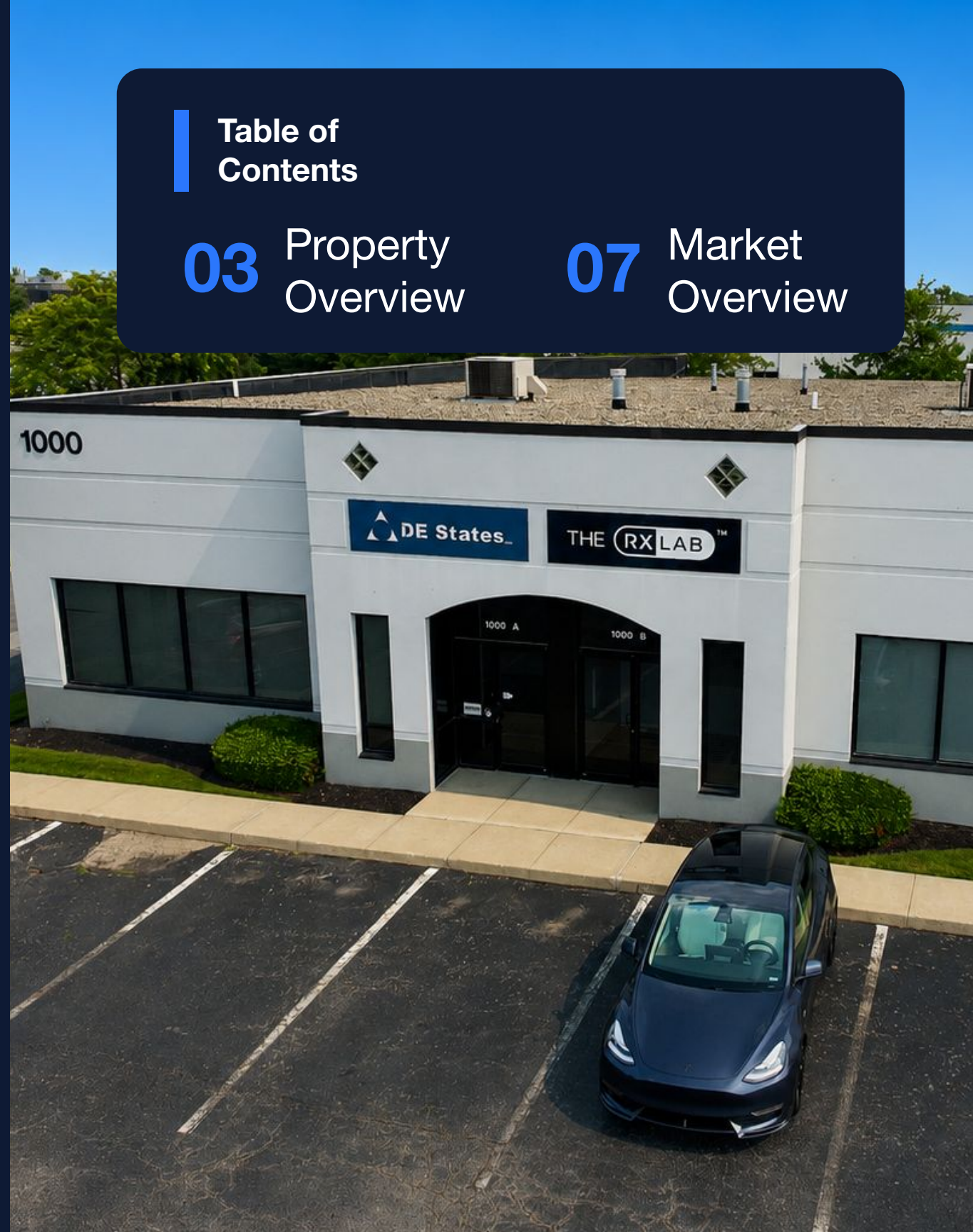
Firm Lic. No.: REC.2022007141 (OH)

MATTHEWS™

Table of Contents

03 Property Overview

07 Market Overview



INVESTMENT HIGHLIGHTS

Property Highlights

- ±3,040 SF Flex/Industrial Suite
- Excellent East Columbus/Gahanna location with immediate access to I-270 and E. Broad Street.
- Less than 10 minutes to John Glenn Columbus International Airport, ideal for service, distribution, and light industrial users.
- Professional business park with an established mix of office, industrial, and technology tenants.
- Flexible layout suitable for warehouse, showroom, office, light manufacturing, or distribution.
- Private office area with reception, open workspace, and warehouse.
- Ample on-site parking for employees and visitors.
- Located within Gahanna's Innovation & Manufacturing (IM) District, supporting a wide range of office, industrial, research, and technology uses.
- Move-in ready opportunity for a variety of industrial and commercial users.





**McGraw-Hill**
Federal Credit Union

**ARCOR**
Transportation Service
±200 Employees

**BENCHMARK**
INDUSTRIAL
Packaging Company
±175 Employees

 **Subject Property**

**Vista**
Packaging Logistics
Warehouse
±250 Employees

**DISMAS**
DISTRIBUTION SERVICES
Distribution Service
±250 Employees

**MENARDS**

**ExtraSpace**
Storage

**AMERICAN
ELECTRIC
POWER**
Corporate Office
±250 Employees

**ShippingTree**
Warehouse
±250 Employees

**SOUTHERN GLAZER'S
WINE & SPIRITS**
East Region
Beverage Distributor
±270 Employees

**STORAGE**
Rentals of America

**ExtraSpace**
Storage

**FedEx**
Ground
Shipping Company
±700 Employees

 **Norton Field Neighborhood**
±425 Homes
Estimated labor force: ±580 workers

**MOUNT CARMEL
EAST**
Mount Carmel East Medical Center
±400 Beds | ±1,700 Employees

 **Brook Farm Neighborhood**
±120 Homes
Estimated labor force: ±190 workers

 **Rose Hill Neighborhood**
±525 Homes
Estimated labor force: ±830 workers

±119,000 VPD



16

E BROAD ST ±25,000 VPD

Property Details

1000 Taylor Station Rd. A
Gahanna, OH 43230

Leasable Area3,040 SF

Office1,040 SF

Warehouse2,000 SF

Year Built1999

Clear Height13'-14'

ConstructionMasonry

PowerThree Phase: 150
AMP Panel
208Y/120V

Drive-In DoorsOne: 10 x 12

ZoningInnovation &
Manufacturing (IM)

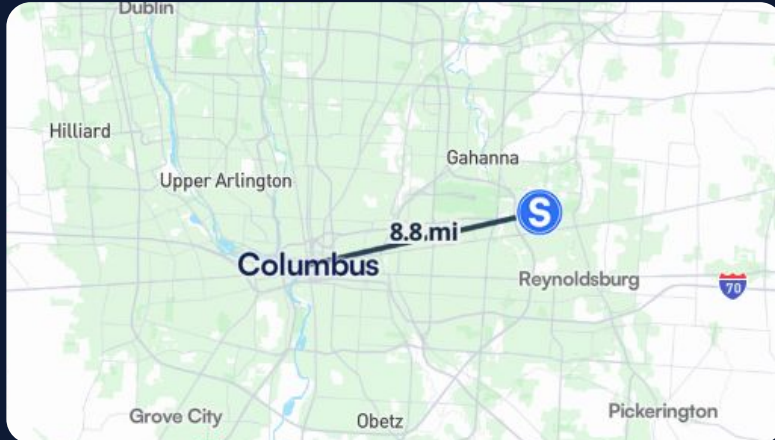


INTERIOR PHOTOS



GAHANNA, OH

Market Demographics



35,986 Residents
Population

\$726.3 Million
Annual retail sales

\$109,061
Median HH Income

2.2+ Million
Columbus MSA Population

Local Market Overview

Gahanna is one of Central Ohio's most desirable suburban communities, offering direct access to the Columbus metropolitan area while maintaining a strong local business environment. Located just minutes from Downtown Columbus, John Glenn Columbus International Airport, and major transportation corridors including I-270, I-670, and SR-161, the city benefits from exceptional regional connectivity. Gahanna's strategic location has attracted a diverse mix of retail, healthcare, professional services, and technology employers, while its proximity to major economic drivers such as Intel's semiconductor investment and the New Albany International Business Park continues to strengthen long-term growth prospects across the region.

The city's strong consumer demographics, established commercial corridors, and access to one of the fastest-growing metropolitan economies in the Midwest support continued business investment and retail demand. Gahanna offers a highly educated workforce, above-average household incomes, and a stable residential base that fuels local spending. Combined with Franklin County's expanding employment base and ongoing infrastructure investment, Gahanna remains well-positioned for continued commercial and economic growth.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,571	73,331	232,953
Current Year Estimate	3,533	73,109	231,874
2020 Census	3,156	71,349	222,415
Growth Current Year-Five-Year	1.07%	0.30%	0.47%
Growth 2020-Current Year	11.95%	2.47%	4.25%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,441	30,668	94,201
Current Year Estimate	1,439	30,808	94,408
2020 Census	1,367	29,542	89,789
Growth Current Year-Five-Year	0.15%	-0.45%	-0.22%
Growth 2020-Current Year	5.26%	4.28%	5.14%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$138,825	\$105,281	\$108,671

COLUMBUS, OH MSA



Local Market Overview

The Columbus, Ohio Metropolitan Statistical Area (MSA) is widely recognized as one of the Midwest's most dynamic and resilient growth markets. With a population exceeding 2.2 million and growth that has recently outpaced both national and regional averages, Columbus continues to attract talent, businesses, and long term investment. The region's steady influx of new residents, adding more than 30,000 people in a recent year, supports sustained demand across housing, retail, and commercial property sectors while strengthening the area's expanding consumer base.

Strategically located within a one day drive of roughly 60% of the U.S. population, Columbus has emerged as a key logistics and distribution hub that reinforces the region's commercial real estate fundamentals. Major infrastructure assets such as the Rickenbacker Inland Port and extensive interstate connectivity support continued expansion in industrial, logistics, and service oriented sectors, while significant corporate investment in advanced manufacturing and technology is further strengthening the metro's long term growth trajectory.

Economy

The Columbus MSA benefits from a highly diversified economic base that has supported consistent expansion and relative resilience during broader economic cycles. Key sectors include finance and insurance, healthcare, logistics, education, advanced manufacturing, and technology, collectively contributing to a regional economy valued at more than \$169 billion. Major employers such as Nationwide, The Ohio State University, and leading healthcare systems anchor the employment base, while a growing presence of technology and advanced manufacturing firms continues to broaden the market's economic profile. This diverse employment mix reduces reliance on any single industry and supports sustained job creation across multiple sectors. Workforce growth in Columbus has been among the fastest in the nation's largest metropolitan areas, supported by steady job creation across professional services, logistics, healthcare, and technology industries. With a growing labor force, expanding population, and continued public and private investment, Columbus remains well positioned to sustain long-term economic growth while providing a stable foundation for commercial real estate investment.



MATTHEWS™

Exclusively Listed By



Woody Walton

Associate Vice President

(270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)

Matthew Wallace | Broker of Record | Broker Lic. No.: BRKP.2024002419 (OH) Firm Lic. No.: REC.2022007141 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1000 Taylor Station Rd. A, Gahanna, OH, 43230 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.