FLEX SUITE FOR LEASE

1000 Taylor Station Rd. A | Gahanna, OH 43230

Industrial
Investment Opportunity

Offering Memorandum

Exclusively Listed By

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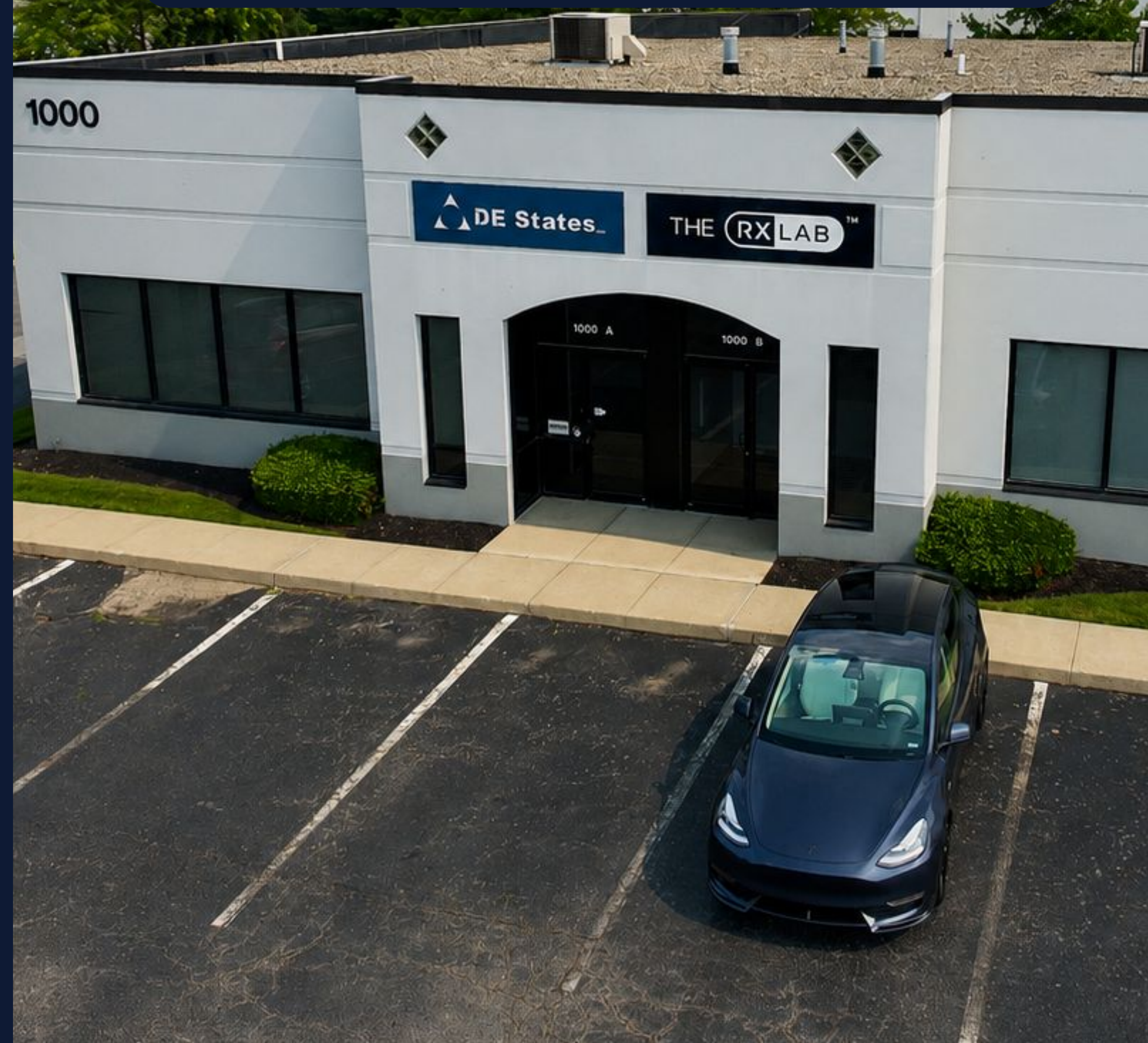

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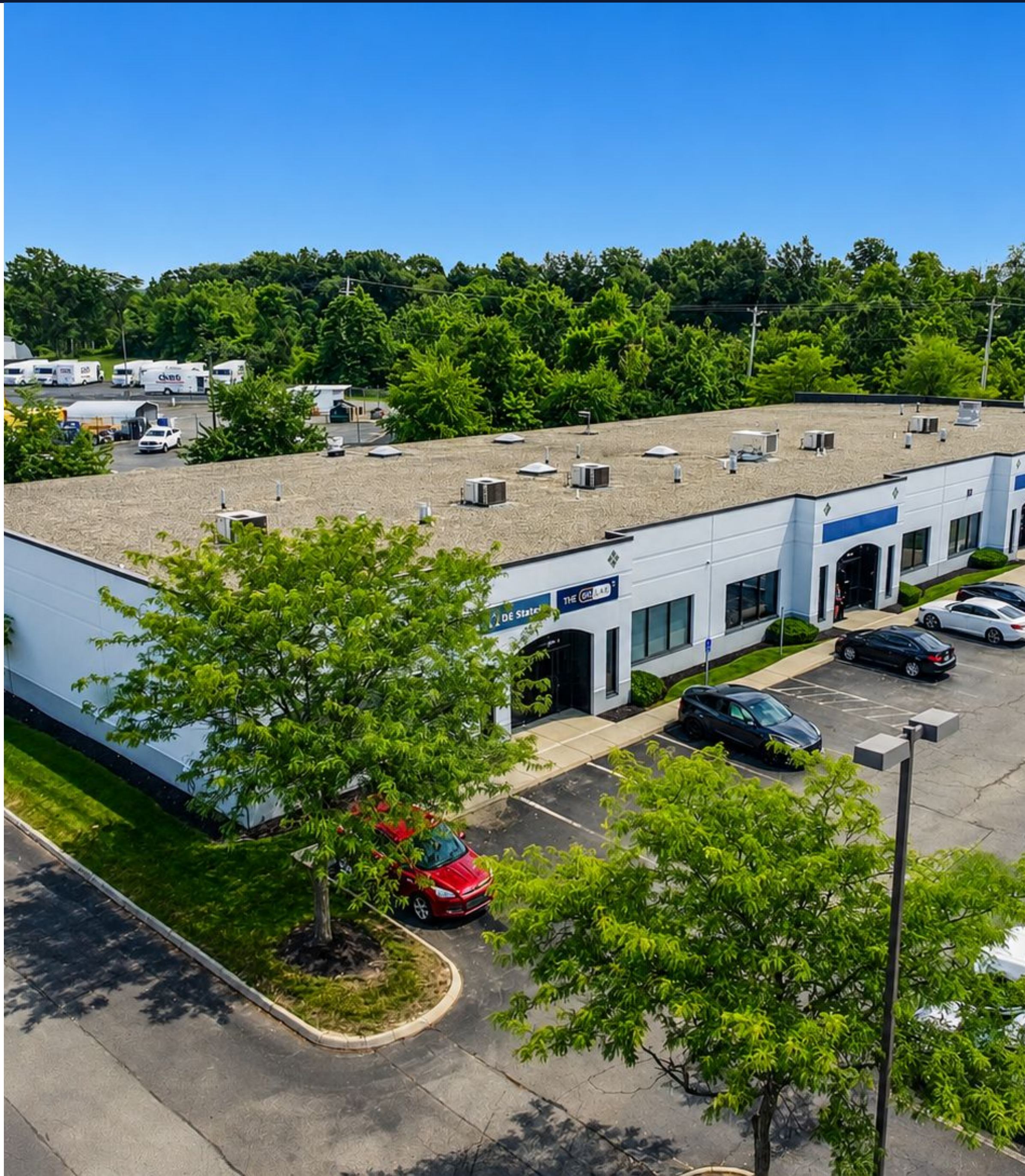
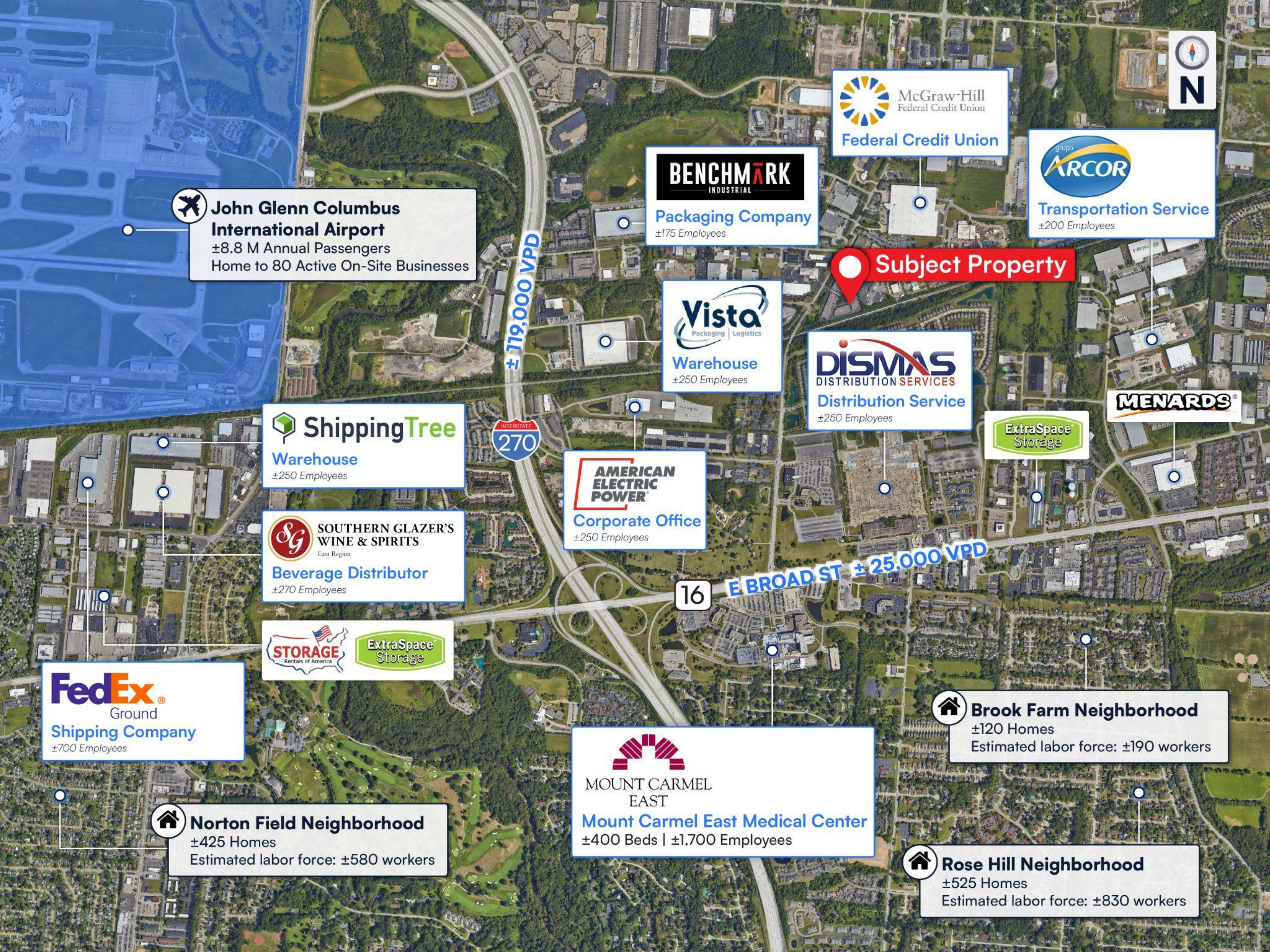
MATTHEWS™

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.

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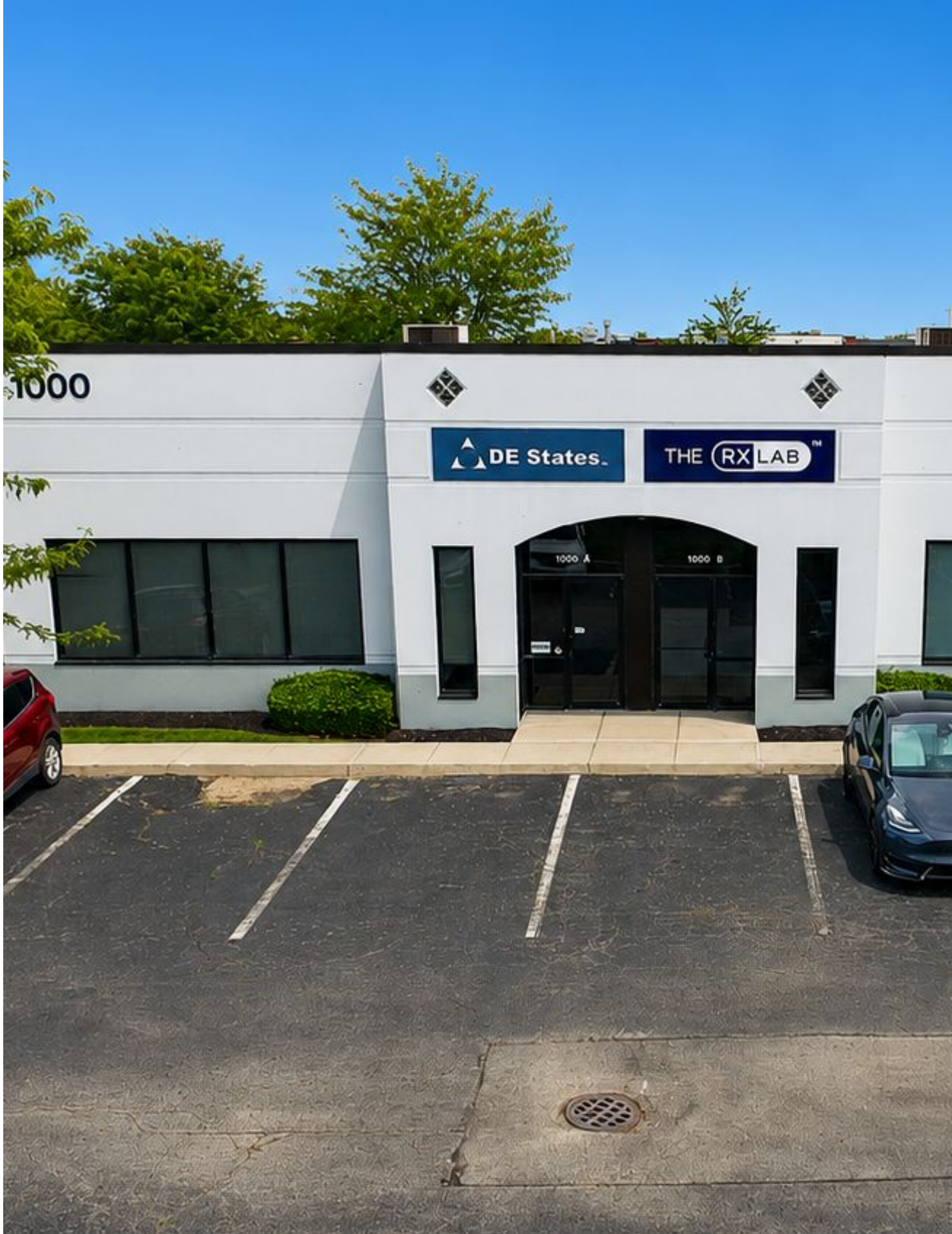
John Glenn Columbus International Airport
±8.8 M Annual Passengers
Home to 80 Active On-Site Businesses
± 119,000 VPD
BENCHMARK INDUSTRIAL
Packaging Company
±175 Employees
McGraw-Hill Federal Credit Union
Federal Credit Union
grupo ARCOR
Transportation Service
±200 Employees
Subject Property
Vista Packaging | Logistics
Warehouse
±250 Employees
DISMAS DISTRIBUTION SERVICES
Distribution Service
±250 Employees
ShippingTree
Warehouse
±250 Employees
INTERSTATE 270
AMERICAN ELECTRIC POWER
Corporate Office
±250 Employees
ExtraSpace Storage
MENARDS
SOUTHERN GLAZER'S WINE & SPIRITS East Region
Beverage Distributor
±270 Employees
16
E BROAD ST ± 25,000 VPD
STORAGE Rentals of America
ExtraSpace Storage
FedEx Ground
Shipping Company
±700 Employees
Brook Farm Neighborhood
±120 Homes
Estimated labor force: ±190 workers
MOUNT CARMEL EAST
Mount Carmel East Medical Center
±400 Beds | ±1,700 Employees
Norton Field Neighborhood
±425 Homes
Estimated labor force: ±580 workers
Rose Hill Neighborhood
±525 Homes
Estimated labor force: ±830 workers

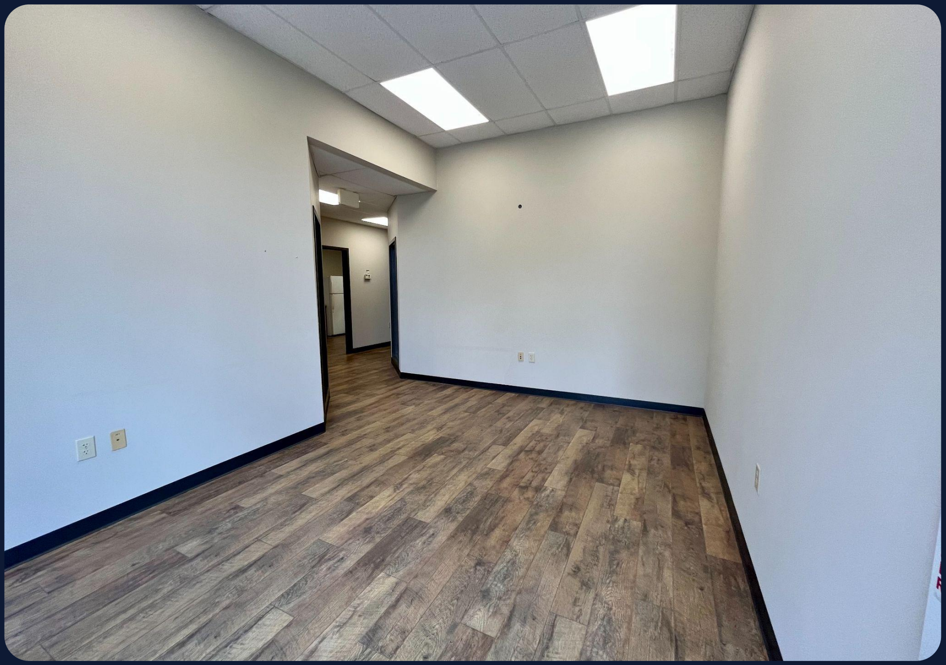
Property Details

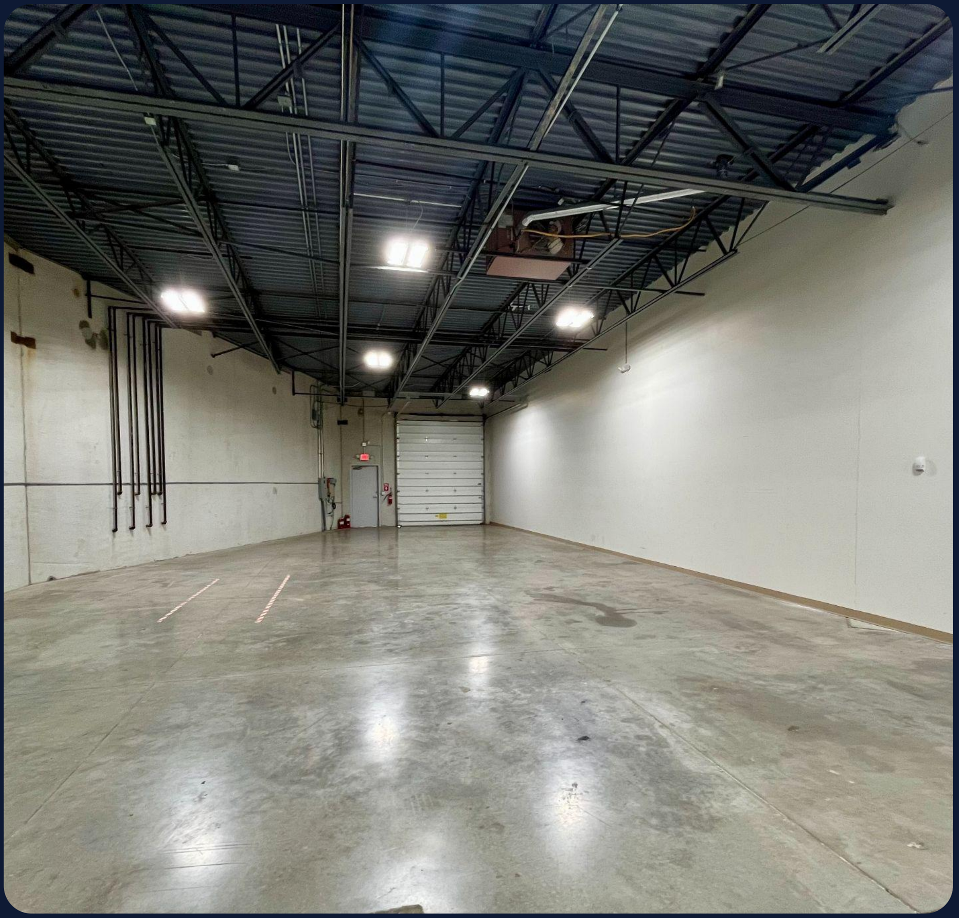
1000 Taylor Station Rd. A
Gahanna, OH 43230

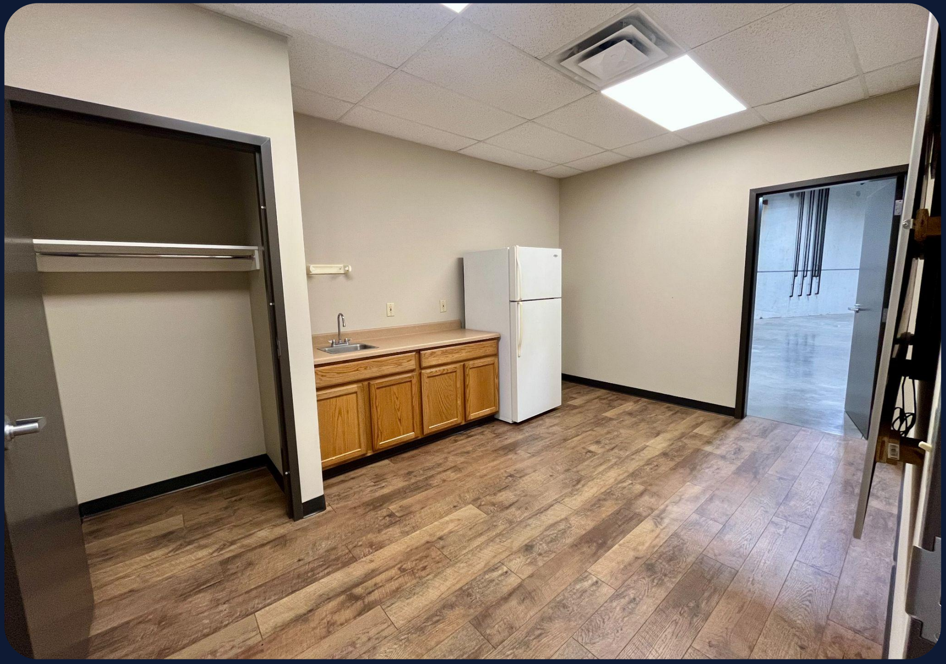
Leasable Area	3,040 SF
Office	1,040 SF
Warehouse	2,000 SF
Year Built	1999
Clear Height	13'-14'
Construction	Masonry
Power	Three Phase: 150 AMP Panel 208Y/120V
Drive-In Doors	One: 10 x 12
Zoning	Innovation & Manufacturing (IM)

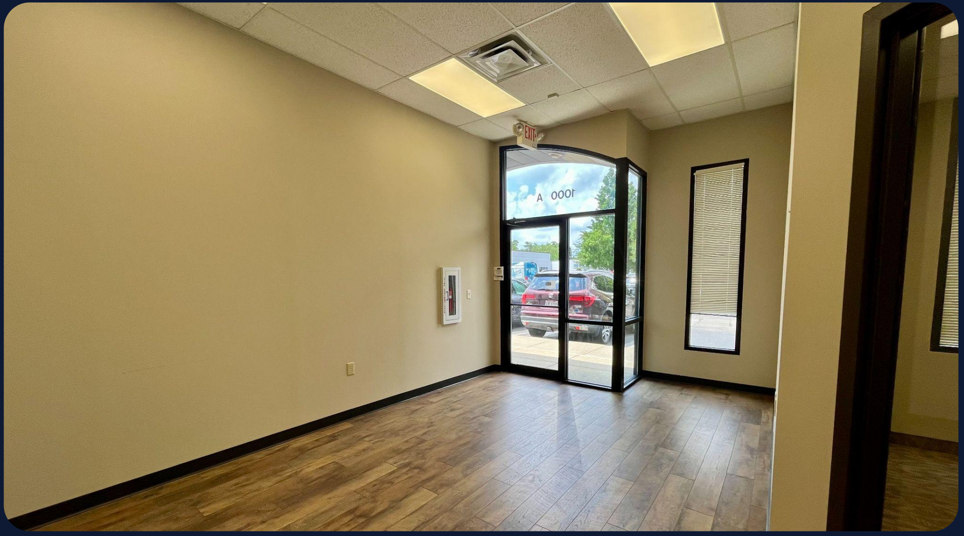


INTERIOR PHOTOS



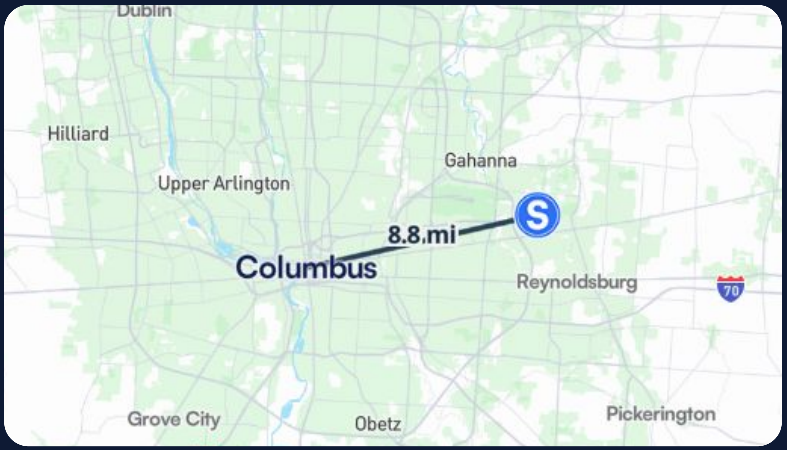






GAHANNA, OH

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

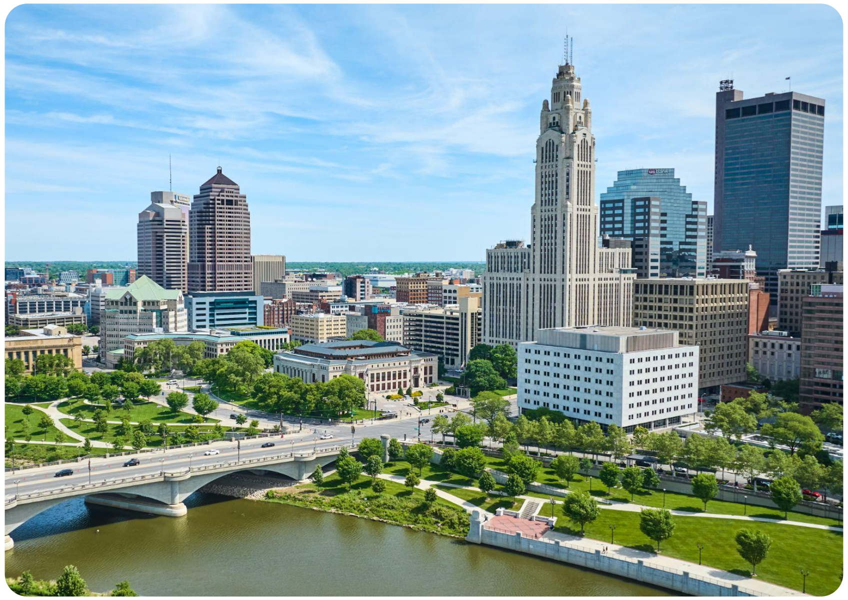
Local Market Overview

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.



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