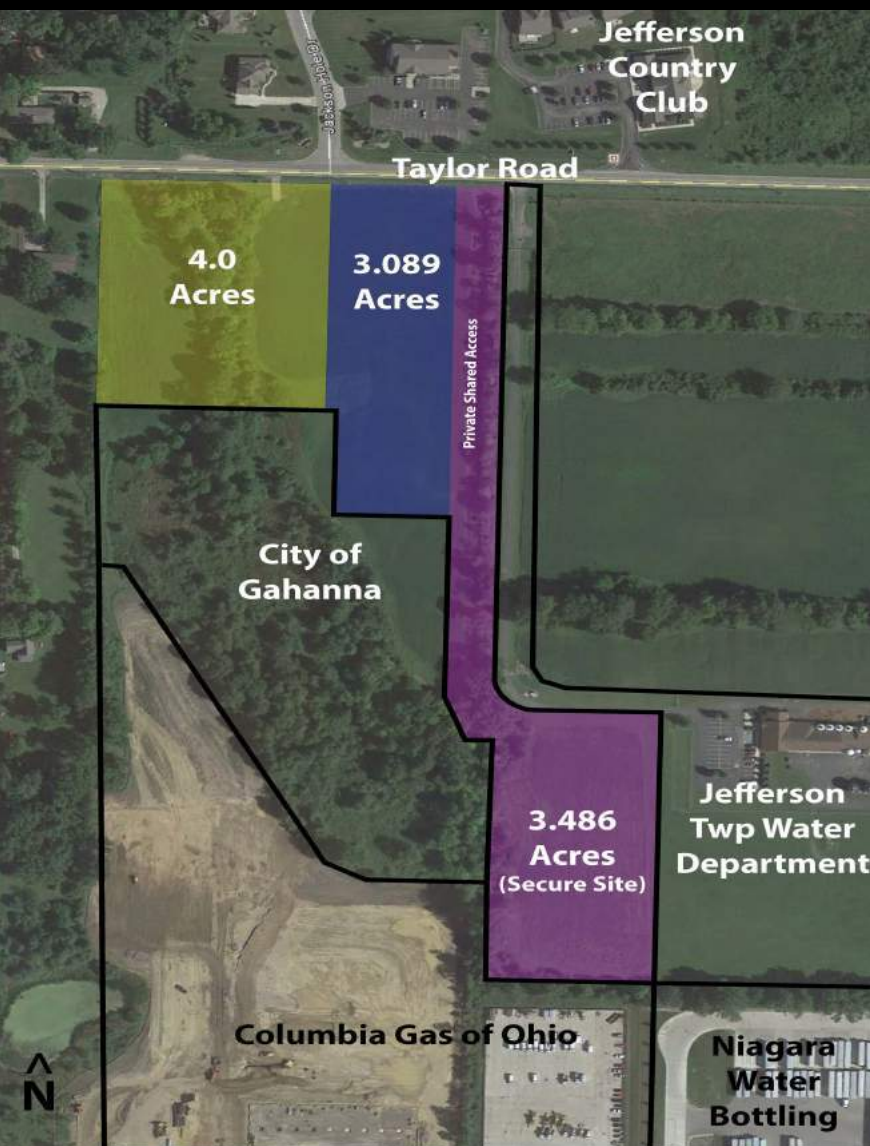


DEVELOPMENT READY LAND FOR SALE Gahanna, OH

Available Project Sites - Taylor Rd



PAD READY - 4.0 acres

PAD READY - 3.089 acres

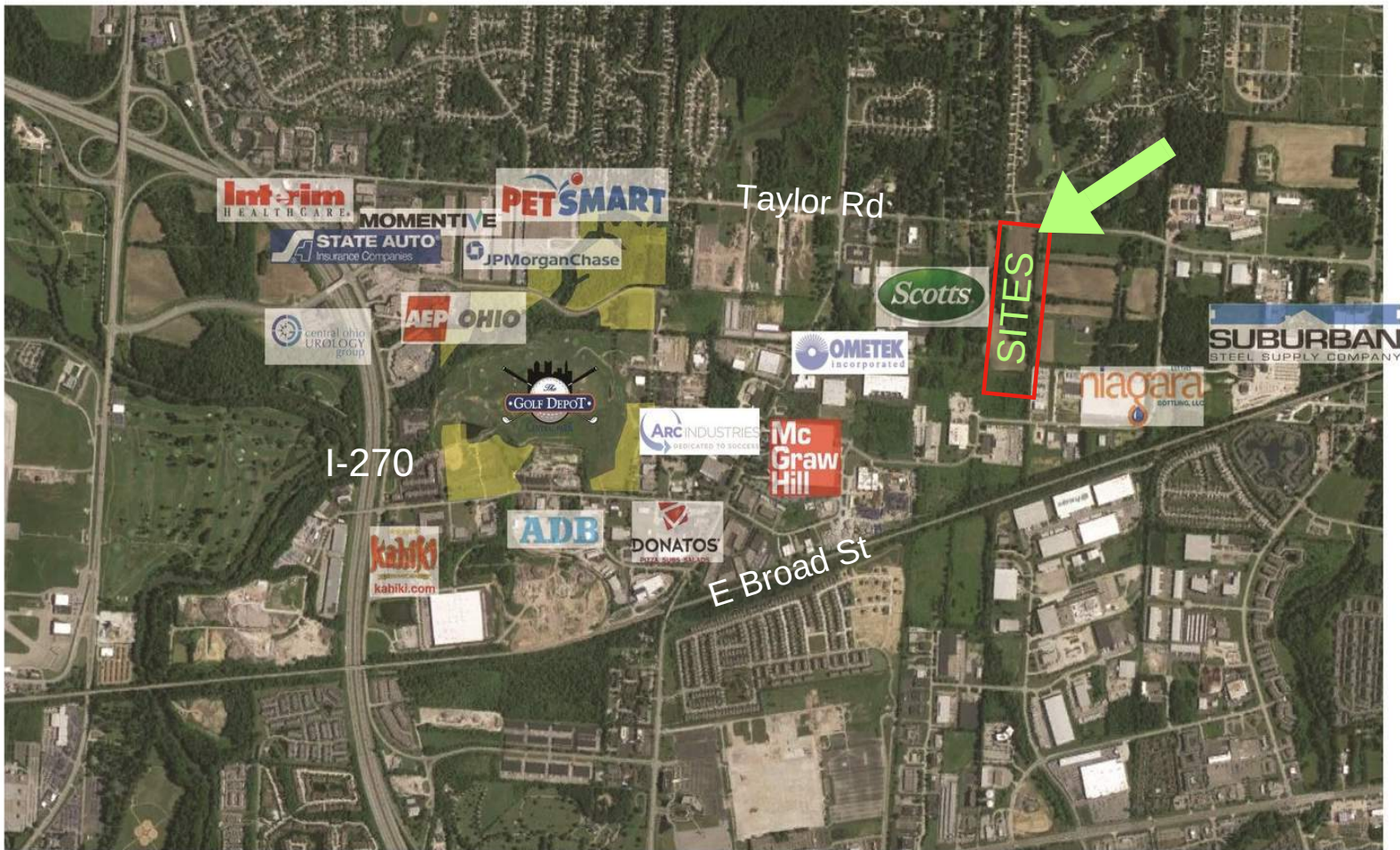
SECURE SITE - 3.486 acres

Price \$175,000/acre



Brad L. Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

Jeff R. Rudicil (J.R.)
614.545.2157
jr@AlterraRE.com



Source: City of Gahanna

PRO BUSINESS COMMUNITY

Suitable for office, warehouse, distribution, mixed-use

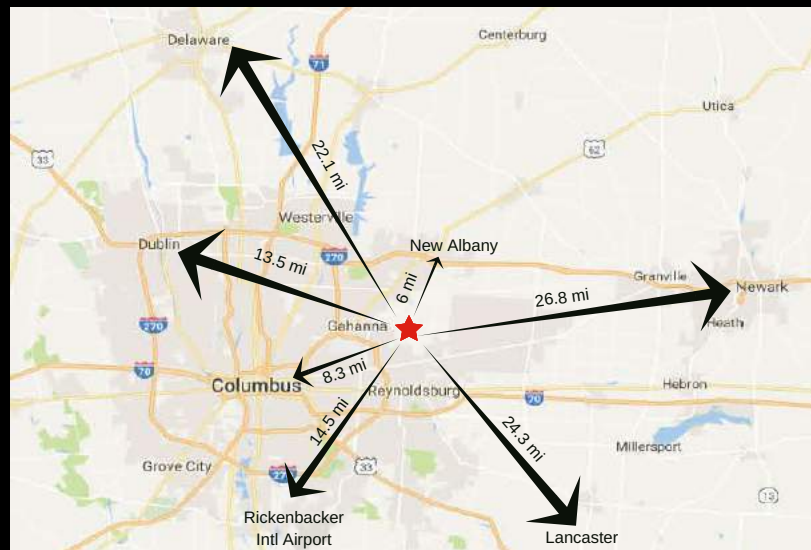
Developed area with new infrastructure

Sites have access to water, sewer, gas

Possible tax incentives

5 minutes to Port Columbus Intl. Airport

Easy access to I-270, I-670 & I-70




ALTERRA
Alterra Real Estate
614.365.9000
www.AlterraRE.com

Visit City of Gahanna website for detailed city
economic development and incentive information


CITY OF GAHANNA

**RECTANGULAR PAD READY
SITES IN GAHANNA, OH
ZONED OCT (OFFICE, COMMERCE,
TECHNOLOGY)**

**Jefferson
Country
Club**

Taylor Road

**4.0
Acres**

**3.089
Acres**

Private Shared Access

**City of
Gahanna**

Building Setbacks:

- Front Yard:
75' for warehouse, manufacturing, industrial
60' retail commercial
40' professional, corporate office
- Side Yard:
25' for a building 40' or less in height
1' additional per each 1' in excess of 40' height
- Rear Yard
30' manufacturing, warehouse, industrial
15' retail commercial
10' professional, corporate office

Parking Setbacks:

- Front Yard:
45' warehouse, manufacturing, industrial
36' commercial uses
24' professional, corporate office
- Side and Rear Yard:
10'
0' if shared access

Platted Lot Lines

**Suggested Lot Line
(negotiable)**

**Jefferson
Twp Water
Department**