

FOR SALE

\$279,000/ACRE



0 TECH CENTER DRIVE, GAHANNA, OH 43230

DEVELOPMENT LAND FOR SALE IN GAHANNA, OHIO

- Development site approved for office, industrial, flex, commercial, hotel, and more.
- Easy access to I-670 and I-270, in Central Park of Gahanna, an established business & industrial park.
- All utilities on site.
- On-site retention built to spec for future development.
- Pre-1994 CRA - one of the last remaining sites in Gahanna with a by-right tax abatement (No Council approval required).
- Next to new Gahanna City Hall & other new Corporate Headquarters (Such as ADB Safegate & Burns and Scalo).



BOB LOCKETT

(614) 559-3350 Ext. 125

blockett@bestcorporaterealestate.com

4608 SAWMILL ROAD

COLUMBUS, OHIO 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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ADDITIONAL PROPERTY INFORMATION

LEGAL INFORMATION

PRICE	\$1,203,807
PARCEL NUMBER	025-011940-00
POSSESSION	IMMEDIATE

LAND INFORMATION

ACREAGE	± 4.943 AC
CURRENT USE	LAND
CURRENT ZONING	COMMERCIAL

SITE BENEFITS

POND	YES
STOCKPILE OF FILL ON SITE	± 4,000 YD ³
PRE-1994 CRA	YES

ADDITIONAL INFORMATION

HVAC AVAILABLE?	NO
WATER/SEWER?	PUBLIC
TAXES (2025)	\$9,508.56

PROPERTY HIGHLIGHTS

CLOSE PROXIMITY TO JOHN GLENN INTERNATIONAL AIRPORT & EAST COLUMBUS

EASY ACCESS TO PROPERTY

EASY ACCESS TO I-270 & I-670

RETENTION ON SITE

DEVELOPMENT AREA

COMMERCIAL ZONING

CRA INCENTIVES BY RIGHT

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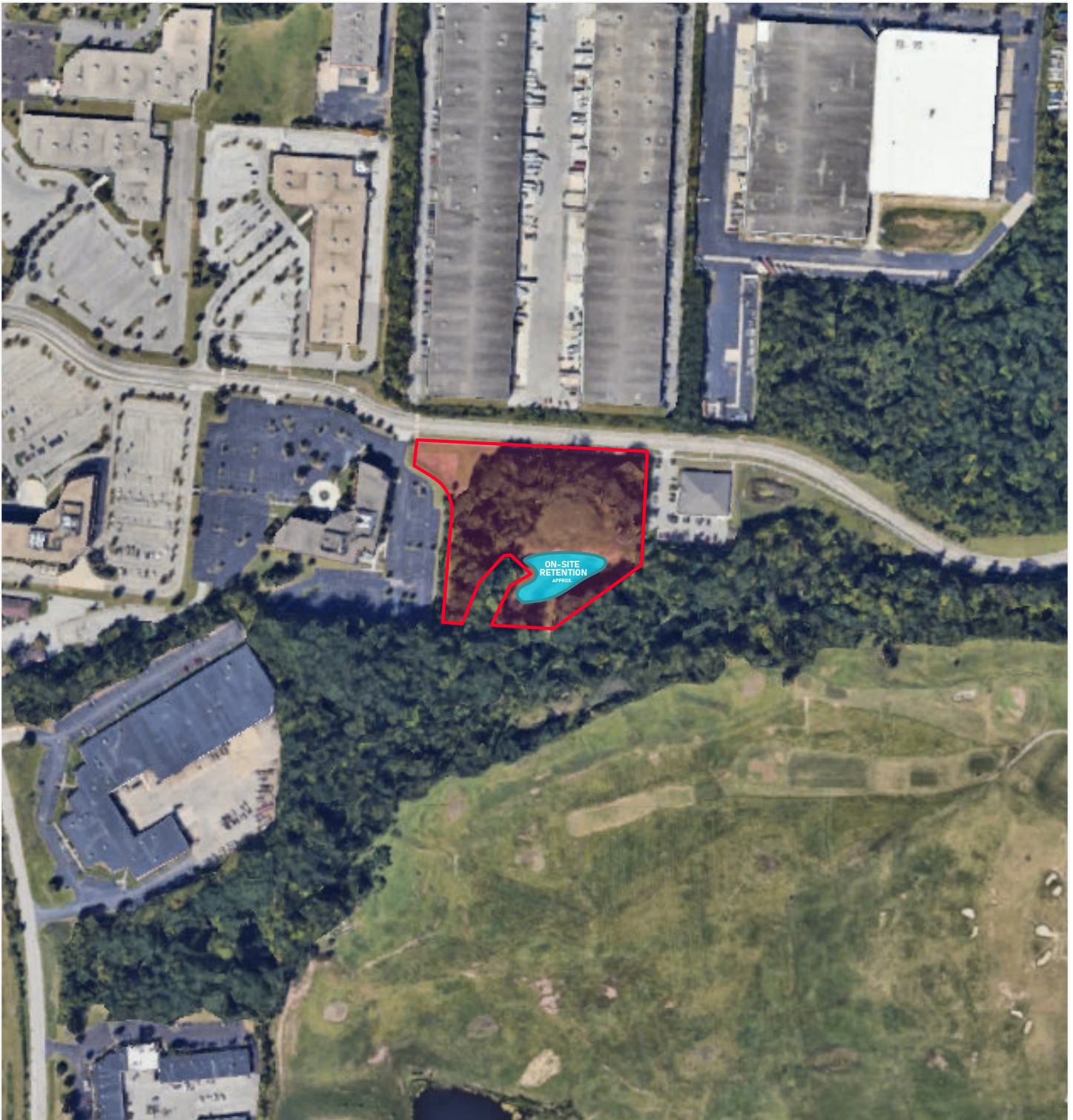
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PARCEL PAGE



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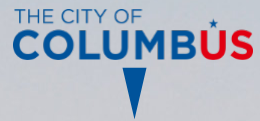
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LOCAL AERIAL



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NEARBY AMENITIES



McKESSON

eclipsecreative



Batesville

superior

A&H
EQUIPMENT



U.S. AIR FORCE

American
SOUND

ROYAL

DOCUMENT
DESTRUCTION
SHRED WITH **CONFIDENCE**

BURNS
SCALO
ROOFING

PROPERTY OF INTEREST

AMERICAN
ELECTRIC
POWER

Gahanna
CITY HALL

GH **GIVENHANSO**
Built on Relationships

ADB
SAFE
GATE

OAIMA Ohio Aggregates & Industrial
Minerals Association

PERFORMANCE
HEALTH
INSTITUTE

ferracon
Explore with us

VINEBROOK
HOMES

GAHANNA
SPORTS
FACTORY

ORKIN

Edison
VENUES

Edison
BREWING COMPANY

WESNEY
CONSTRUCTION

THE GOLF DEPOT

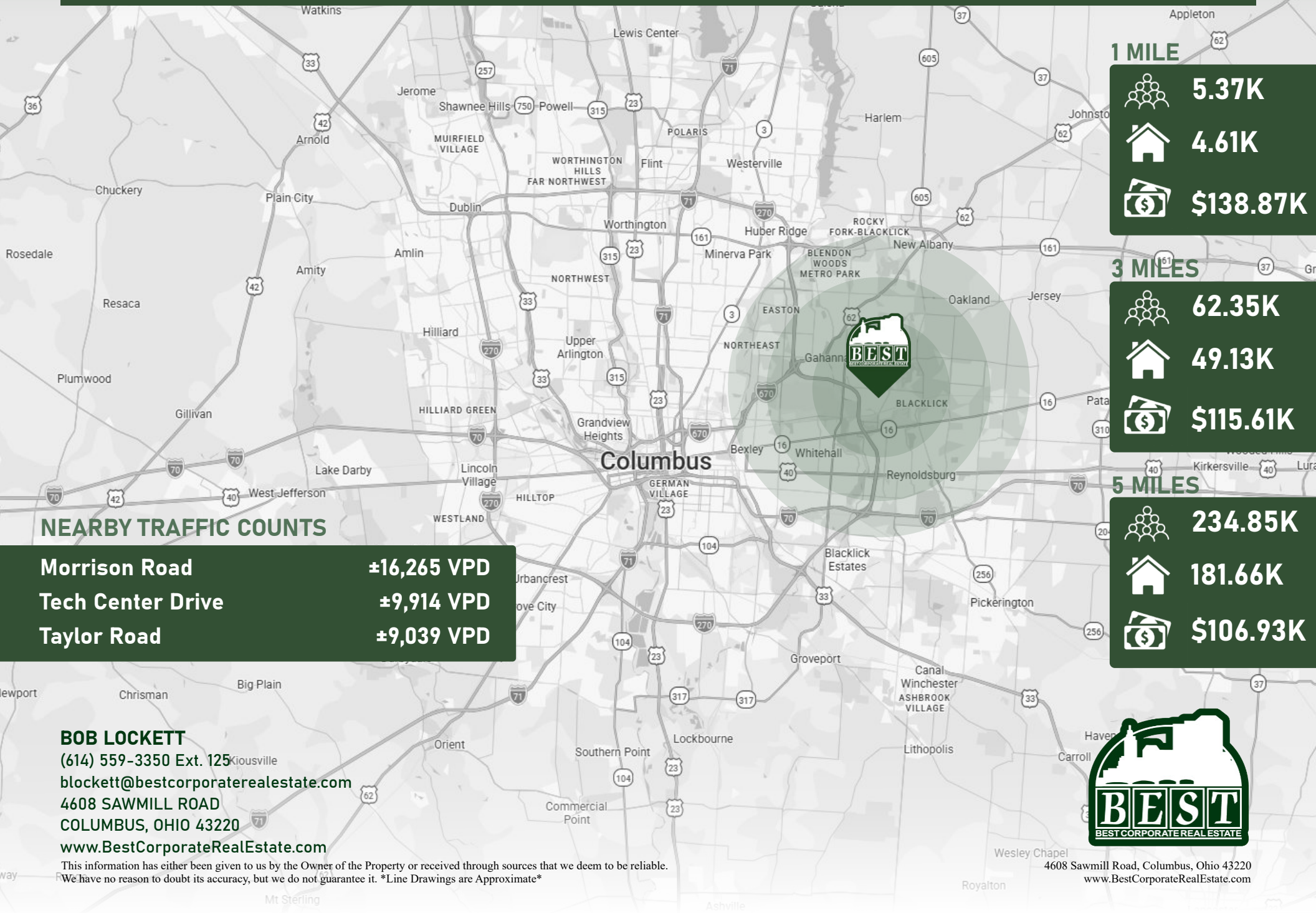
CAPTIVEARE

CCG
CUSTOM CONTROLS GROUP
Precision Seven
Construction - Heating and Cooling

INTERSTATE
270

0 TECH CENTER DRIVE, GAHANNA, OH 43230

NEARBY AMENITIES



NEARBY TRAFFIC COUNTS

Morrison Road	±16,265 VPD
Tech Center Drive	±9,914 VPD
Taylor Road	±9,039 VPD

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4608 Sawmill Road, Columbus, Ohio 43220
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Gahanna



AREA OVERVIEW

Gahanna, recognized as one of Ohio Magazine's 'Best Hometowns,' boasts over 750 acres of parkland, vibrant neighborhoods, and ample opportunities for business growth. Its rich heritage and diverse community create a welcoming atmosphere with unique historic sites, excellent dining options, eclectic shops, and expansive green spaces. Just eight miles from downtown Columbus and a short drive from John Glenn International Airport, Gahanna is ideally situated for both business and leisure travelers. Emphasizing community, family, and enjoyment, Gahanna hosts numerous seasonal and special events throughout the year. Explore Creekside Park, featuring picturesque waterfalls, paddle boat rides, and a variety of dining options. Discover the Ohio Herb Center, tour local wineries, and attend exciting premier events.

DEMOGRAPHICS

	AREA POPULATION		AREA HOUSEHOLDS		AVERAGE INCOME
	37,715		14,353		\$89,945



THE CITY OF COLUMBUS

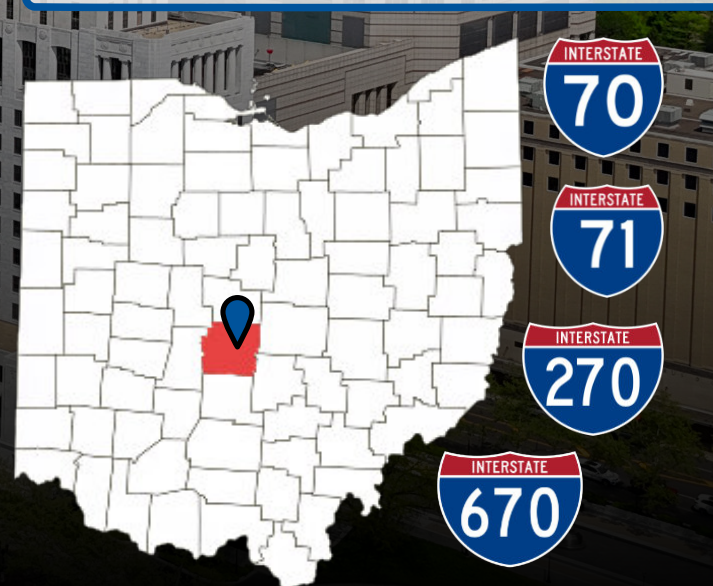
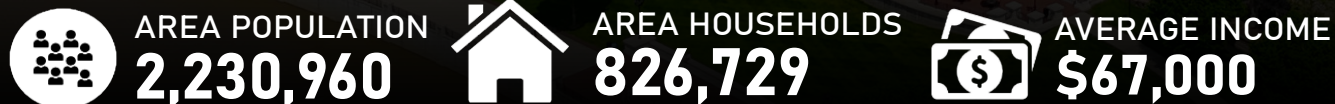
AREA OVERVIEW

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

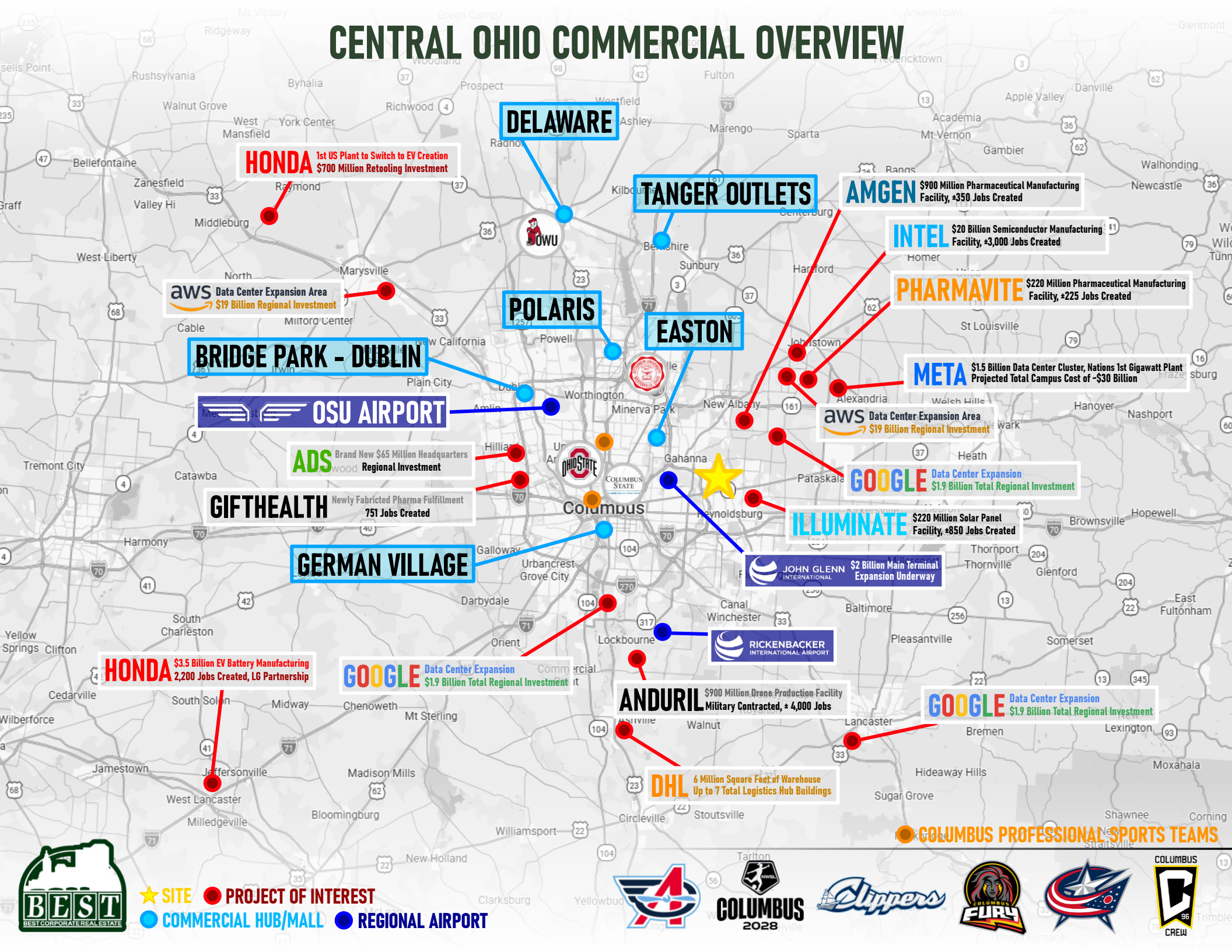
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, Ohio Health is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgment of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

BEST
Corporate Real Estate