

INDUSTRIAL LAND FOR SALE



0 Technology Road
(785 Science Blvd)
Gahanna, OH 43230

NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

Exclusively Listed By:

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614-629-5229

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Confidentiality Disclosure

CONFIDENTIALITY & DISCLAIMER

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR NAI OHIO EQUITIES, LLC AGENT FOR MORE DETAILS.



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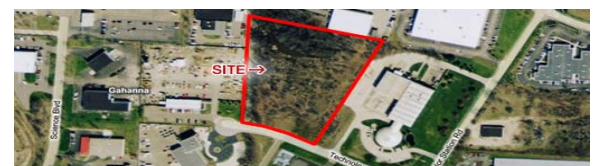
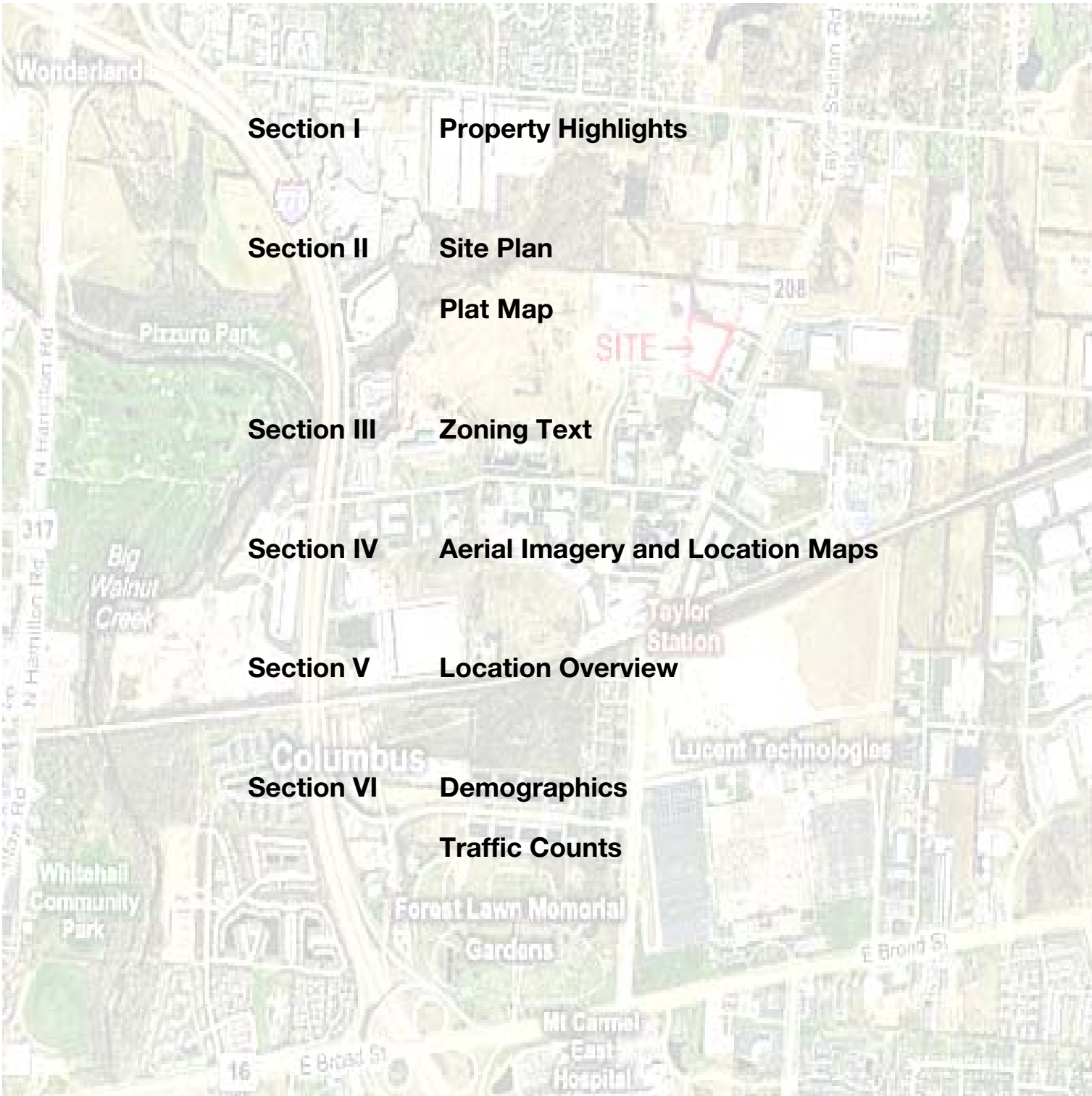


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Property Highlights

Address: 0 Technology Road (785 Science Blvd)
Gahanna, OH 43230

Location: Located near the intersection of Technology Drive
and Taylor Station Road

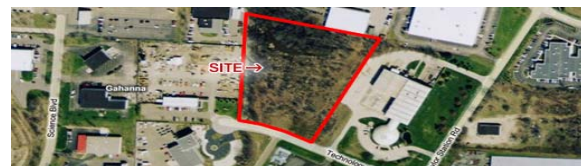
Land: 4.55 Acres Available

Parcel ID: 025-011182

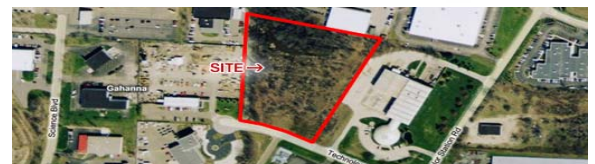
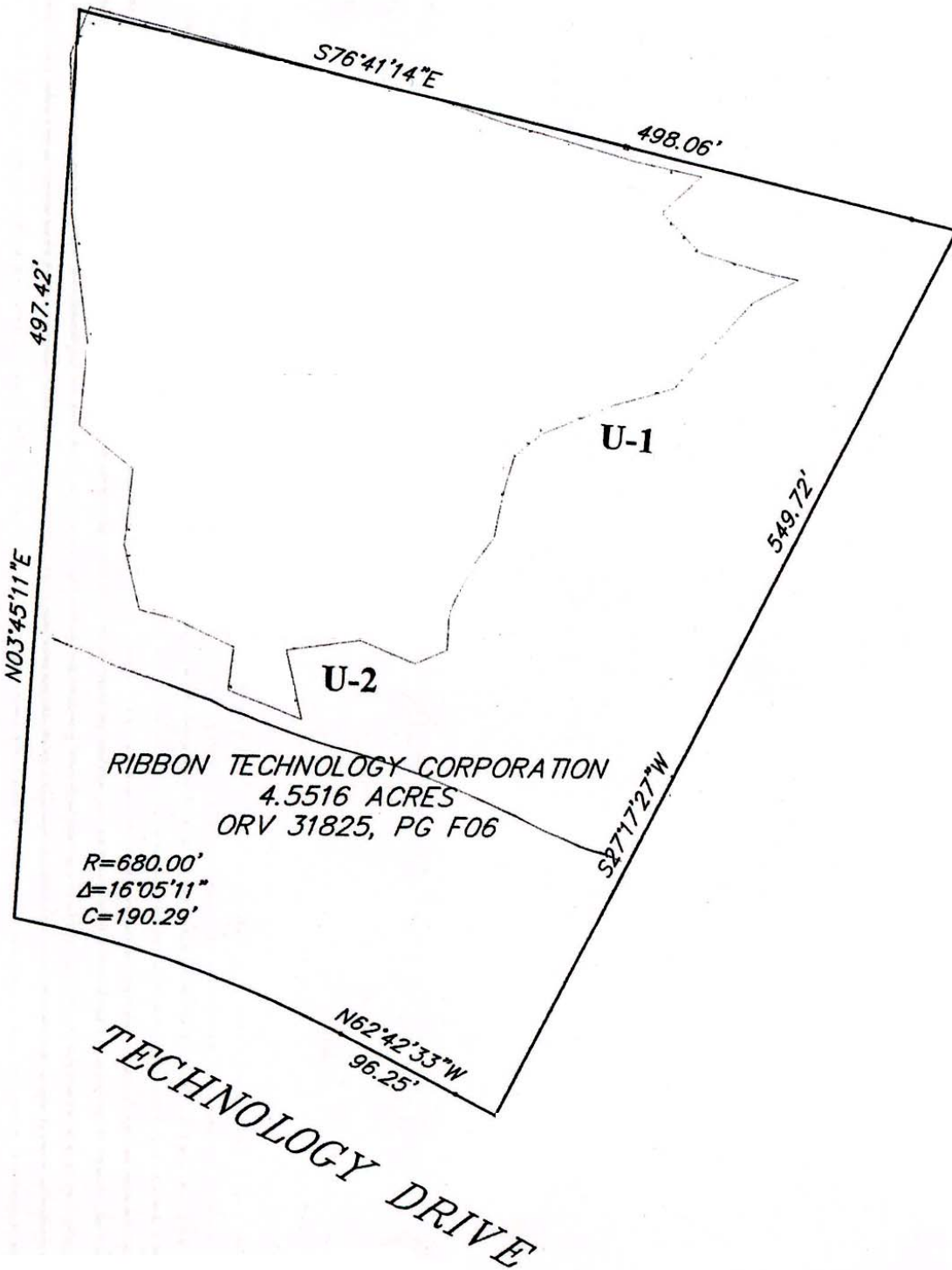
Zoning: M1 Manufacturing

Comments: City of Gahanna
1.86 miles from I-270 & Mt. Carmel East

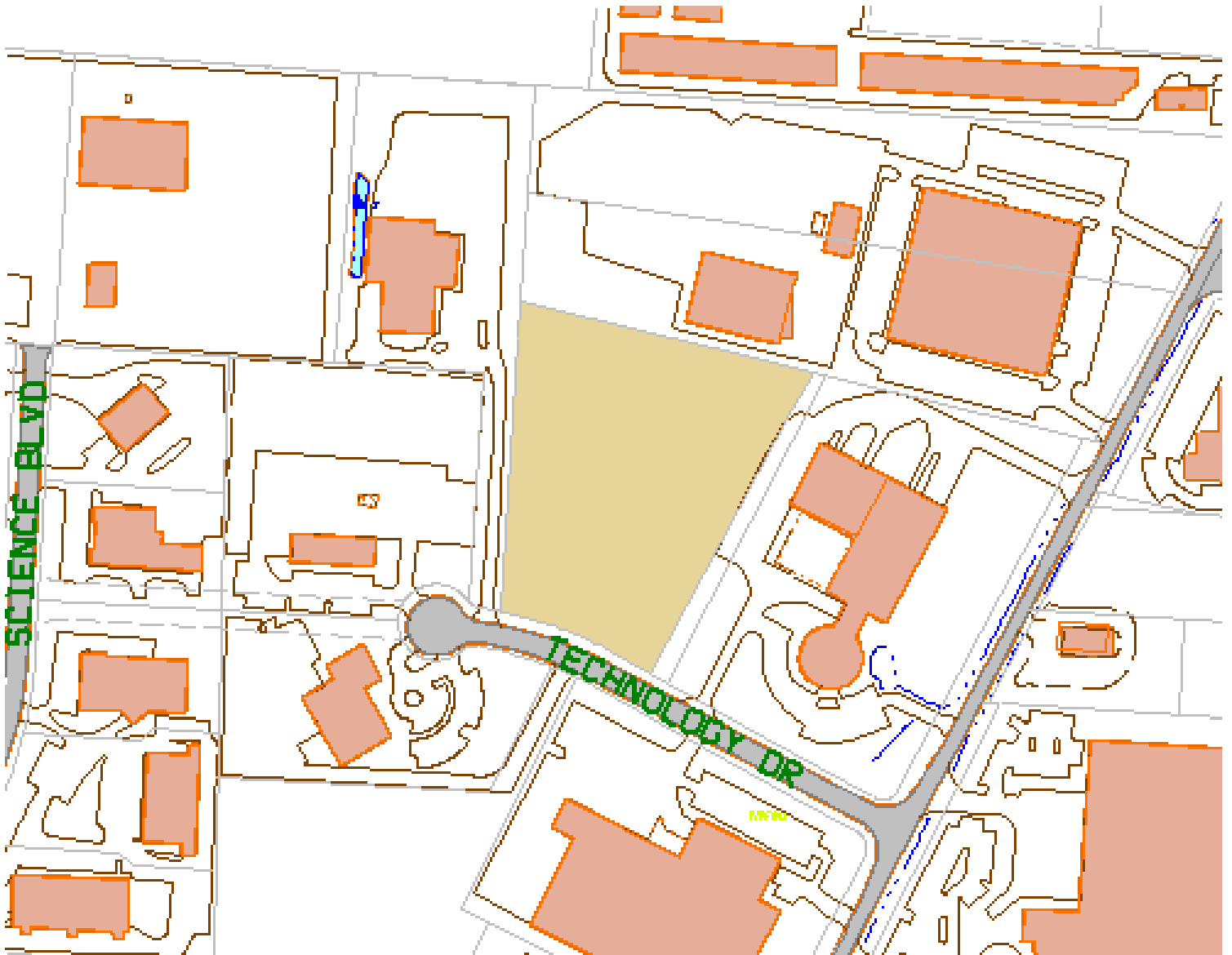
Listing Price: Negotiable



Site Plan



Plat Map



M-1 Manufacturing Districts

CHAPTER 1155 M-1 Manufacturing Districts

- 1155.01 Permitted uses.
- 1155.02 Conditional uses.
- 1155.03 Required conditions.
- 1155.04 Height regulations.
- 1155.05 Yards required.
- 1155.06 Adjacent zones.

CROSS REFERENCES: District established - see P. & Z. 1135.01; Parking regulations - see P. & Z. 1163.02, 1163.03; Signs - see P. & Z. 1165.01; Additional use, height and area regulations - see P. & Z. Ch. 1167

1155.01 PERMITTED USES.

In an M-1 Manufacturing District, a building, land or premises may be used for one or more of the following purposes:

(a) Laboratory: Experimental, film or testing. The manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials and products not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas fumes, noise, refuse matter or vibration are permitted uses in an M Manufacturing District and include the following:

- (b) Chemicals, Petroleum, Coal and Allied Products.
 - Cosmetics and toiletries.
 - Ice, including dry ice.
 - Ink, (mixing only).
 - Insecticides, fungicides, disinfectants and related industrial and household chemical compounds (blending only).
 - Perfumes and perfumed soap (compound only).
 - Pharmaceutical products.
 - Pottery and porcelain products.
 - Soap, washing or cleaning, powder or soda (compounding only).

- (c) Food and Beverage Products.
 - Bakery products, wholesale (manufacturing permitted).
 - Beverage, blending, bottling (all types).
 - Candy, wholesale (manufacturing permitted).
 - Coffee, tea and spices (processing and packing).
 - Flour, feed and grain (packaging, blending and storage only).
 - Fruit and vegetable processing (including canning, preserving, drying and freezing).
 - Macaroni and noodle manufacturing.

- (d) Metals and Metal Products.
 - Airplane, automobile, truck, trailer, motorcycle and bicycle (assembly only).
 - Boat manufacture (vessels less than five tons).
 - Heating, ventilating, cooking and refrigeration supplies and appliances.



M-1 Manufacturing Districts (Continued)

Metal products (fabrication).

Plumbing supplies.

Sheet metal products.

Tool, die, gauge and machine (shops).

Vitreous enameled products.

(e) Warehouse, Storage and Sales Establishment.

Warehouse, storage in bulk or sales establishment for:

Building material sales or storage.

Lumber yard.

Contractors equipment or storage yard.

Warehouse or storage in bulk for:

Clothing	Machinery	Cotton	Metals
Drugs	Paint	Drygoods	Paint Materials
Feed	Pipe	Food	Rubber
Fuel	Shop Supplies	Furniture	Soil Stabilizer
Hardware	Tobacco	Ice	Wool

(f) Wood and Paper Products.

Basket and hamper (wood, reed, rattan, etc.).

Box and crate (fabrication).

Pencils.

Veneering.

Wood products.

(g) Miscellaneous Uses.

Cigar or cigarette manufacture.

Fur finishing.

Leather goods manufacture (not including tanning).

Motion picture production.

Printing, publishing or engraving.

(h) Sexually Oriented Businesses. As defined and regulated in Chapter 771. (Ord. 0145-2000. Passed 7-5-00.)

1155.02 CONDITIONAL USES.

In an M-1 Manufacturing District, the following uses will be permitted upon approval by the Planning Commission:

(a) Any commercial use recognized in this Zoning Ordinance which is deemed accessory or advantageous to the uses in the M-1 District.

(b) Any industrial use similar to those herein listed which is considered nonobjectionable and not involving operations which are obnoxious or offensive by reason of dust, odor, smoke, gas, fumes, refuse, noise or vibration.

(c) Outdoor storage which shall be wholly enclosed by a wooden fence not less than eight feet in height in which the total openings or cracks are less than five percent of the total area of the fence or a well-kept evergreen planting strip twenty feet in width and eight feet in height. Material so stored shall not extend over or project above such enclosure. (Ord. 4-58. Passed 4-29-58.)



M-1 Manufacturing Districts (Continued)

1155.03 REQUIRED CONDITIONS.

The required conditions in an M-1 Manufacturing District are as set forth in Chapter 1167. (Ord. 4-58. Passed 4-29-58.)

1155.04 HEIGHT REGULATIONS.

No building shall exceed fifty feet in height, except as hereinafter provided in Chapter 1167. Where a building is located on a lot abutting or adjoining a Residence District or a publicly owned area, other than an alley or street, it shall not exceed forty feet in height, unless it is set back one additional foot from all required yard lines for each one foot of additional height above forty feet. (Ord. 4-58. Passed 4-29-58.)

1155.05 YARDS REQUIRED.

(a) Front Yard. In all M Manufacturing Districts, no building shall be erected, reconstructed or altered nearer to the street right-of-way line than seventy-five feet. No accessory building or outdoor storage shall project into the front yard.

(b) Side Yard. There shall be a side yard on each side of a building, which yard shall have a width of not less than twenty-five feet in the case of a building forty feet or less in height. A building having a height of more than forty feet shall provide one additional foot in side yard for each additional foot in height.

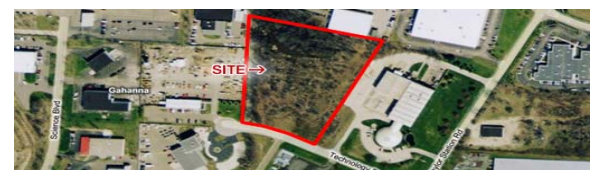
(c) Rear Yard. A rear yard having a depth of not less than thirty feet shall be provided. (Ord. 4-58. Passed 4-29-58.)

1155.06 ADJACENT ZONES.

When a lot in any M Manufacturing District abuts or adjoins any Residence District, there shall be provided a side yard on such lot of not less than fifty feet, unobstructed by driveways, parking facilities, accessory buildings or fences on the side adjoining such Residence District. (Ord. 4-58. Passed 4-29-58.)



Aerial Imagery and Location Maps



Location Overview

Gahanna, Ohio

The city is conveniently located in northeast Franklin County approximately eight miles from downtown Columbus. Situated next to Port Columbus International Airport, Gahanna also provides easy access to many major highways including Interstate 270, Interstate 70 and Interstate 670. Rich in heritage and diversity, Gahanna offers a friendly environment, high-quality restaurants, eclectic shopping destinations, and a quaint downtown and expansive green space. In addition, the city is only minutes from Easton Town Center – a unique combination of retail, entertainment and restaurant venues centered around pedestrian walkways, driving streets and green space. Gahanna continues to experience significant growth through industrial and corporate additions to their community. The Gahanna Department of Planning & Development encourages and strengthens this growth with a variety of programs. To learn more about incentive that may be available for your business go to www.gahanna.gov or contact the Planning & Economic Development Division at (614) 342-4015

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting of tax incentives, loans and grants. To learn more visit www.co.franklin.oh.us or contact the Economic Development Department at 614-462-5631.

State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit www.ohiomeansbusiness.com or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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