

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



Alterra Real Estate

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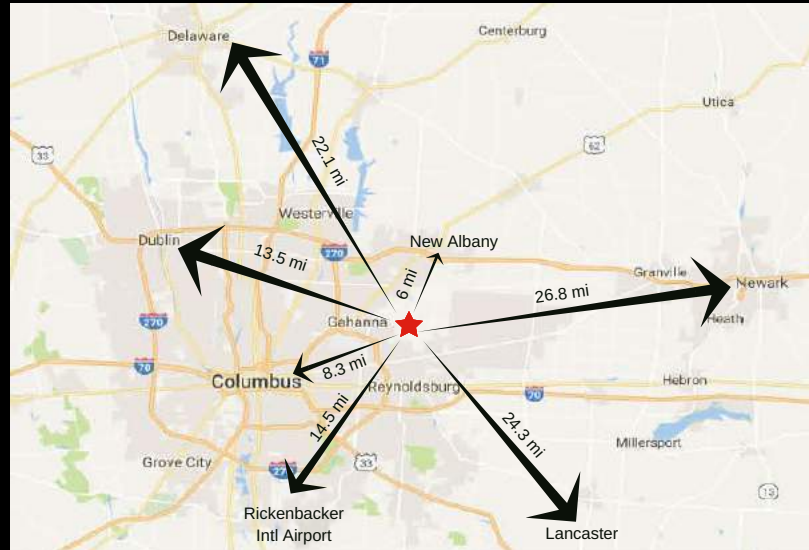


Source: City of Gahanna

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



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

**Jefferson
Country
Club**

Jackson Hole Dr

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

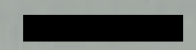
Parking Setbacks:

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**