



New Speculative Building Available for Lease in Gahanna

0 DEFFENBAUGH COURT
GAHANNA, OHIO

NEWMARK



Developed by:



FOR LEASE

0 Deffenbaugh Court

GAHANNA, OHIO

55,080 SF

BUILDING SIZE

13,770 SF

MINIMUM DIVISIBLE

3.89 AC

SITE SIZE

Industrial

CURRENT ZONING

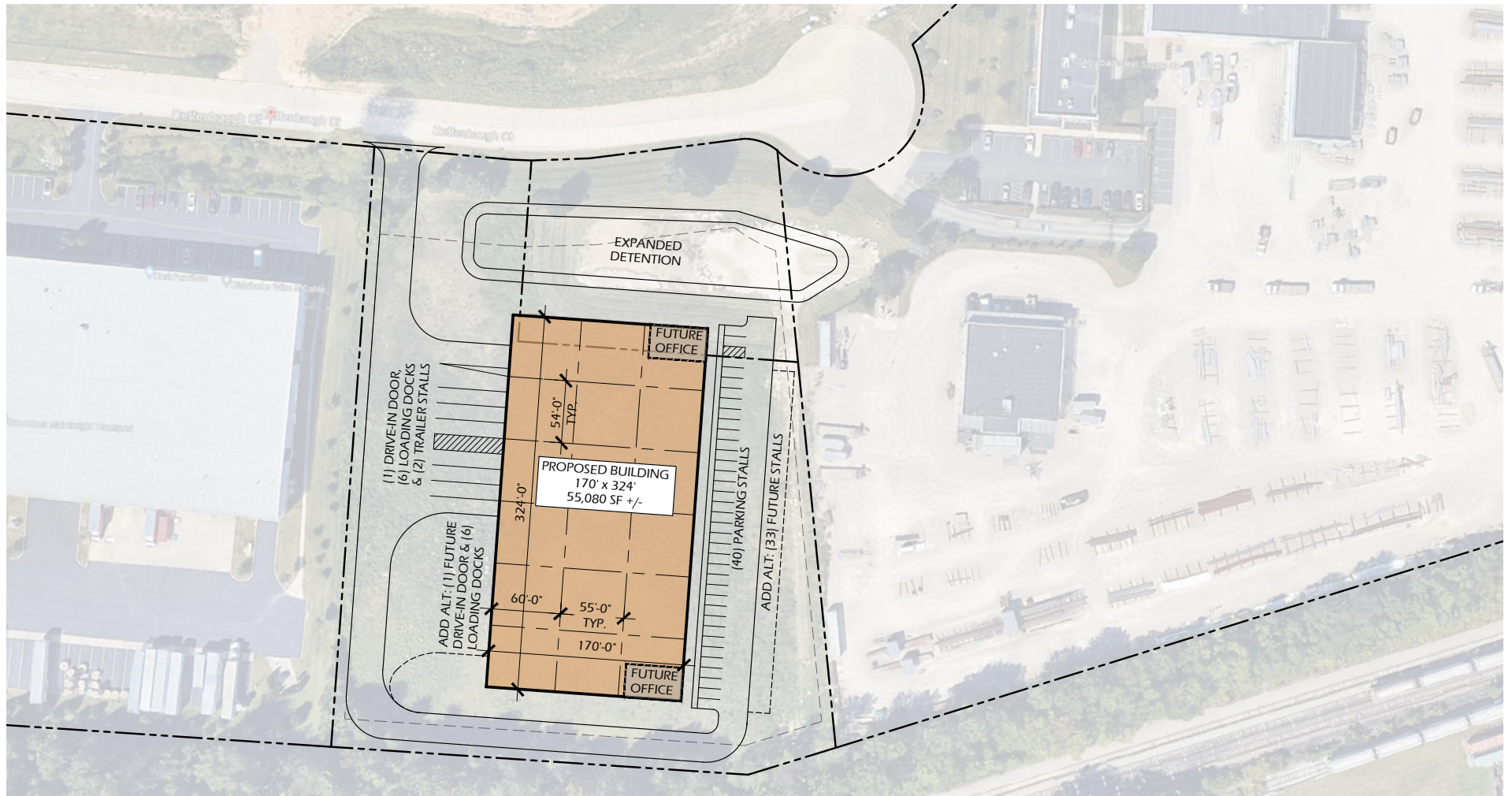


Building Specifications

Total Building Size	55,080 SF (170'x324')
Typical Bay Size	13,770 SF
Docks	6 Docks (6 Future/Expandable Loading Docks)
Trailer Stalls	2 Trailer Stalls (2 Future/Expandable Trailer Stalls)
Drive-in Doors	1 (1 Future/Expandable)
Dock Levelers	6' x 8' 35k lb. capacity mechanical pit levelers
Car Parking Spaces	55 (33 future/expandable)
Ceiling Height	32'
Lighting	High bay LED with motion sensors for IFC throughout
HVAC	Code minimum to 50°F @ 0°F, Cooling not included
Roof	Structural steel frame – HSS columns, joists & girders; 2 brace bays have been included using “x” bracing; 45 mil mechanically attached white TPO
Column Spacing	55' x 54', 60' Speed Bay in Loading Area
Utilities	All Utilities to the Site
Fire System	ESFR
Power	1,000 Amps, 3-phase, 480v



Site Plan



0 DEFFENBAUGH COURT

THE SUPERIOR GROUP

TRANE

ADB
SAFEGATE

GRIMCO

SUBURBAN
STEEL SUPPLY COMPANY

AMERICAN
ELECTRIC
POWER

McKESSON

OMETEK
incorporated

Columbia Gas
of Ohio

TRC

GOLF DEPOT
CENTRAL PARK

DB SCHENKER

Mc
Graw
Hill

SITE

Kahiki

ARC INDUSTRIES
DEDICATED TO SUCCESS

niagara
BOTTLING, LLC

270

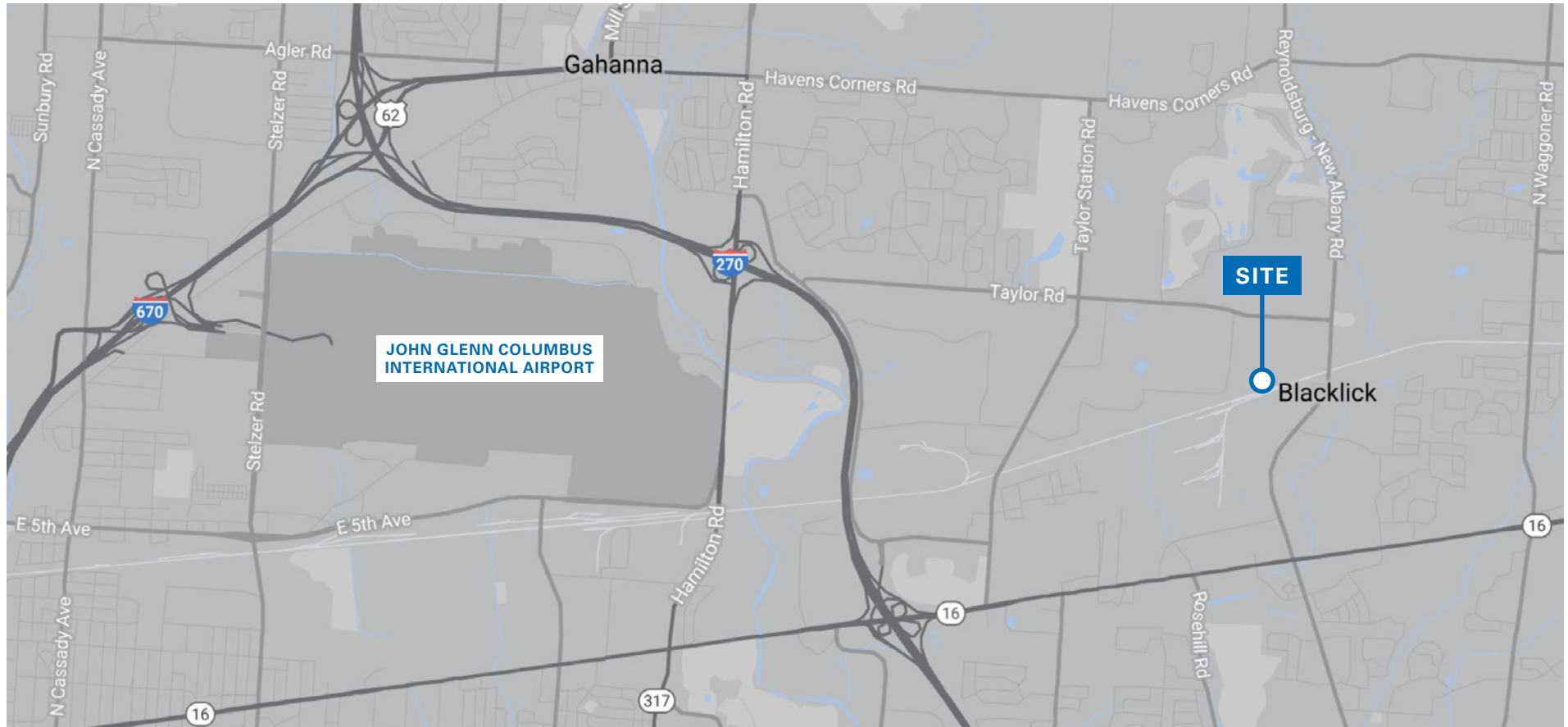
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DONATOS

NEWMARK

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