GATEWAY BUSINESS PARK 1

5900 North Meadows Drive | Grove City, OH 43123

Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

OFFERING SUMMARY

Available SF: 269,831 SF

Lease Rate: $3.45 SF/yr (NNN)

Lot Size: 16.43 Acres

Year Built: 1997

Building Size: 269,831 SF

Zoning: Industrial - PUD

Market: Columbus

Submarket: Southwest

PROPERTY OVERVIEW

This highly functional Class A industrial asset is strategically located along Interstate 71 to provide for immediate access to markets. Modern construction and design provide today's occupiers with distribution specifications and flexibility to meet the needs of a wide array of operations. As home to one of the GAP's online fulfillment and call center locations for various brands, this property provides large auto parking fields, extensive improved office areas, a rear loading design, and a fully temperature controlled warehouse environment.

LOCATION OVERVIEW

Immediate access to Interstate 71 via State Route 665 (Exit 97) and N Meadows Drive (full signalized intersection).

4.4 miles to I-270, 10.0 miles to I-70 Downtown, 13.2 miles to I-70 West via I-270, 16.1 miles to I-70 East via I-270.

Within one day truck drive of Columbus:
47% of US population
33% of Canadian population
44% of US Manufacturing
48% of US Headquarters

MIKE SPENCER, SIOR
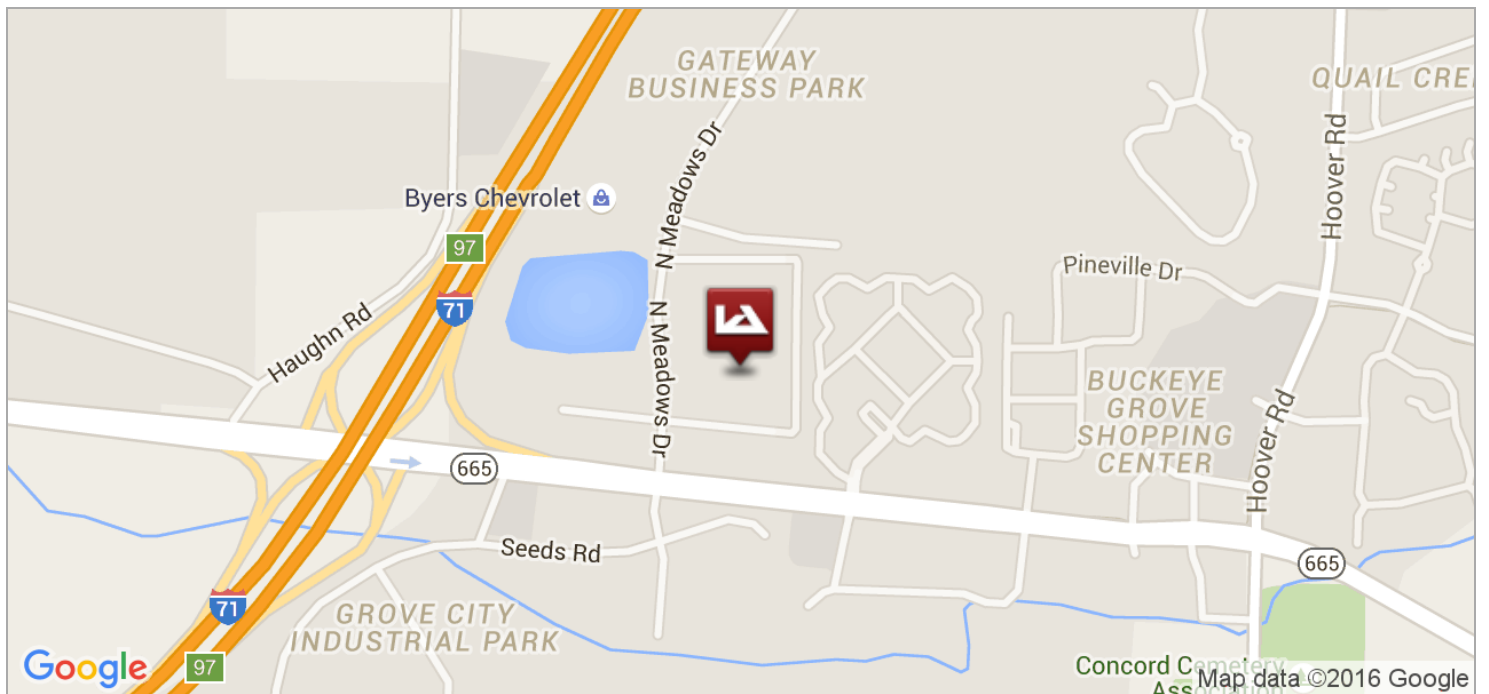Principal
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PEAR TREE WAY

LOT LINE

EXISTING FENCE
FENCE WITH GATE

EXISTING FENCE
FENCE WITH GATE

481' - 4"

40'-0" (TYP)

269,831 SF

506 PARKING SPACES

LOT LINE

R.O.W.

NORTH MEADOWS DR
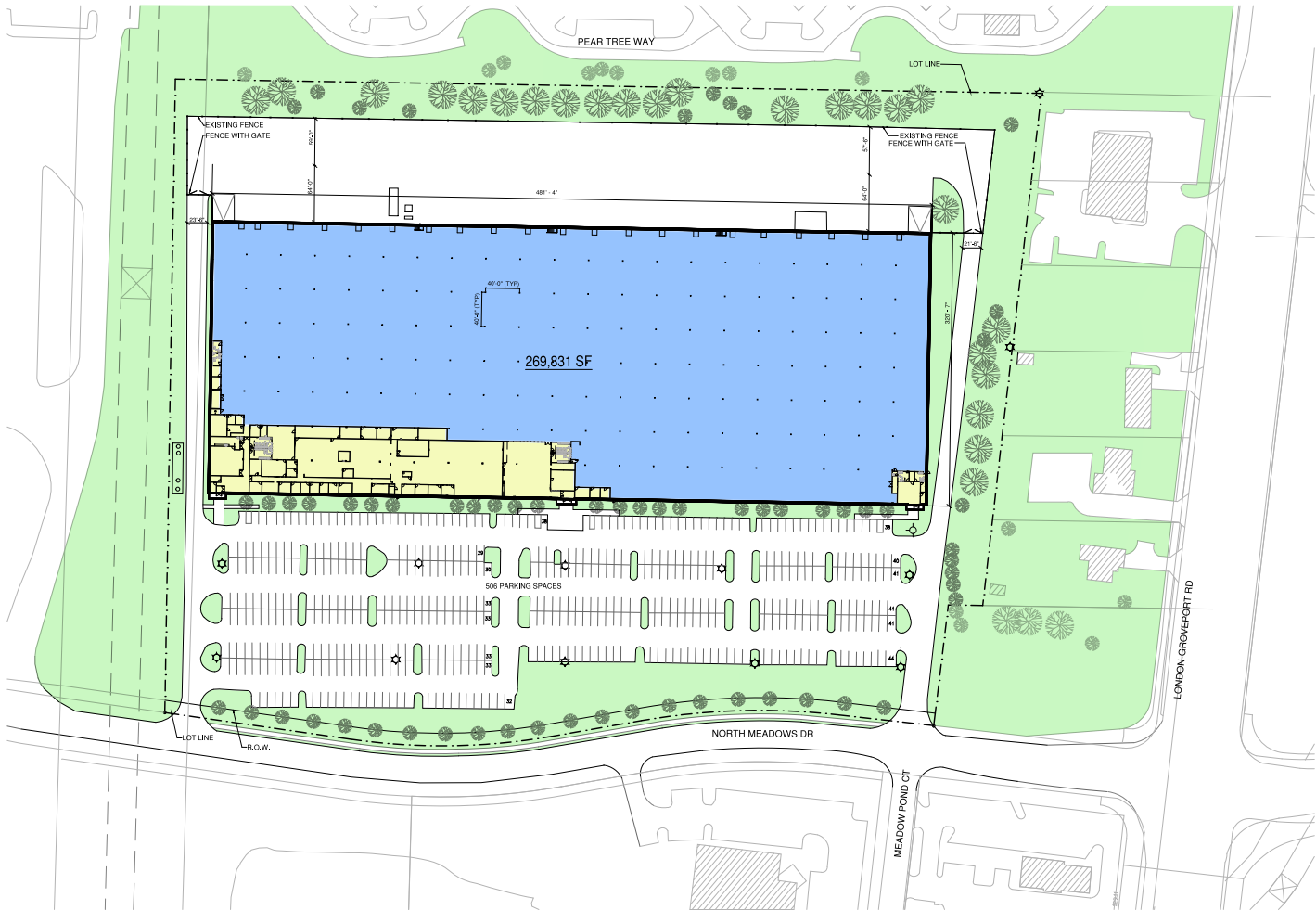
LONDON-GROVEPORT RD

MEADOW POND CT

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PROPERTY HIGHLIGHTS

Municipality:	City of Grove City, Ohio
Total Building:	269,831 SF
Building Dimensions:	320' deep X 840'
Available Suite:	269,831 SF (divisible)
Suite Dimensions:	320' deep X 840' (21 lanes)
Office Area:	32,389+/- SF
Break Area:	3,640+/- SF
Warehouse Area:	233,802+/- SF
Site Size:	16.43 Acres
Year Built:	1997
Zoning:	PUD Industrial
Exterior Walls:	Concrete Panel / Interior face: white insulation
Column Spacing:	40' X 40' throughout
Dock Wall Bay:	40' deep
Bay Size:	12,800 SF (320' X 40')
Roof:	EPDM Membrane Ballasted
Floor:	7" unreinforced concrete slab
Ceiling Height:	28' – 31'
Warehouse Lighting:	T5 High Bay Fluorescent
Heating:	Gas fired unit heaters
Air Conditioning:	38+/- Roof Mounted Units provide warehouse AC
Insulation:	Walls = R 10, Roof = R 15 min
Fire Suppression:	ESFR, K-14 Heads
Roof Drainage:	Interior Downspouts
Loading:	Single Load Door Configuration
Truck Court:	125' Depth (65' concrete pad)

Secure Truck Court:	Entirety Via Chain Link Fencing
Dock Doors:	40 all on East Wall (39 @10' X 10') (1 @ 12' X 12')
Dock Equipment:	Dock levelers, swing arm dock lights, seals, bumpers (19 pit style, 5 edge of dock style)
Drive In Doors:	2 (12' X 14')
Auto Parking:	506 Spaces
Electric Service:	1600 AMP, 277/480 V 3 Phase American Electric Power
Gas Service:	Columbia Gas
Water / Sewer:	Grove City / City of Columbus
Telecom:	Various
Suite Demising:	If necessary, full height wall
Parcel ID:	040-009548 Franklin County
Park Setting:	Institutional with CCR's in place
Exterior Patio:	North Wall – Concrete Pad
Incentives:	Enterprise Zone Status
Signage:	Building / Monument / Suite
Interstate Access:	I-71 direct access & visibility State Route 665 (Exit 97)
Intermodal Access:	CSX Buckeye Yard: 16 Miles Norfolk Southern: 16 Miles
Airport Access:	Bolton Field (TZR): 9 Miles Rickenbacker (LCK): 14 Miles Port Columbus (CMH): 16 Miles
FedEx Ground:	0.2 Miles
Corporate Neighbors:	Pier 1, T Marzetti, Mt Carmel, ExpressPoint, Byers Auto, FedEx
Owner:	Becknell Industrial entity
Management:	Becknell / Lee & Associates

BECKNELL INDUSTRIAL

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