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3741 Grove City Road, Grove City, OH

New Development in Grove City, OH for Lease or Sale

Grove City Innovation Center is a new Class A development in the Southwest Submarket of Columbus, offering great access to I-270 and I-71, as well as all points within the Central Ohio region. Building One, consisting of 135,000 ± square feet is now complete as of Q1 2025. The buildings are designed in a manner to accommodate users as small as 15,000-20,000 square feet and are expandable to offer 270,000 ± SF total. These buildings will be outfitted with state of the art amenities; including, ESFR sprinkler system, 28'-32' clear heights, and a rare 15-year, 100% tax abatement. The site also offers build-to-suit options and has proposed plans for a second 135,000 ± square foot building.

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Developed by:

Pioneer
DEVELOPMENT
FEDONE

Building Specifications

Building Size:	135,000 ± SF	Sprinkler:	ESFR
SF Available:	20,000 - 40,000 ± SF expandable to 175,000 ± SF	Lighting:	Highbay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.
Site Size:	27.4 ± acres	Electrical Service:	800 amps of 480/277 volt 3 phase power (expandable)
Building Dimensions:	200' deep x 675' long	Incentives:	15 year, 100% tax abatement on real property improvements
Office SF:	2,500 SF of spec office and/or Build-to-suit	Tenant Improvement Dollars:	BTS based on tenant's needs
Dock Doors:	6 - 9' x 10' insulated, manually operated overhead doors, fully equipped with 30,000 lb mechanical pit levelers, seals and lights. Ability to add up to another 26 dock doors	Floor Sealer:	Lapidolith concrete hardener and dustproofer
Drive-in Doors:	2 - 12' x 14' insulated and powered overhead doors.	Walls:	Insulated pre-cast concrete panels
Parking Spaces:	131 striped car parking spaces	Warehouse Floor:	6" unreinforced concrete floors
Trailer Spaces:	Available upon request	Truck Court:	120' truck court with heavy duty asphalt & concrete throughout
Clear Height:	28' - 32'	Zoning:	Heavy Industry (IND-2) (allows for industrial uses, manufacturing, distribution, office and other professional services)
Column Spacing:	50' x 50'	Net Lease Rate:	Market Rents
Roof:	45 mil TPO roof with R-18 insulation plus external gutters and downspouts	Sale Price:	Negotiable
Bay Size:	10,000 ± SF	Estimated Operating Expenses:	\$0.75/SF
Warehouse Heating:	Make up Air	Completion Date:	January 2025
Utilities:	Electric – AEP, Gas - Columbia Gas, Water - City of Columbus		
County:	Franklin		

Site Overview

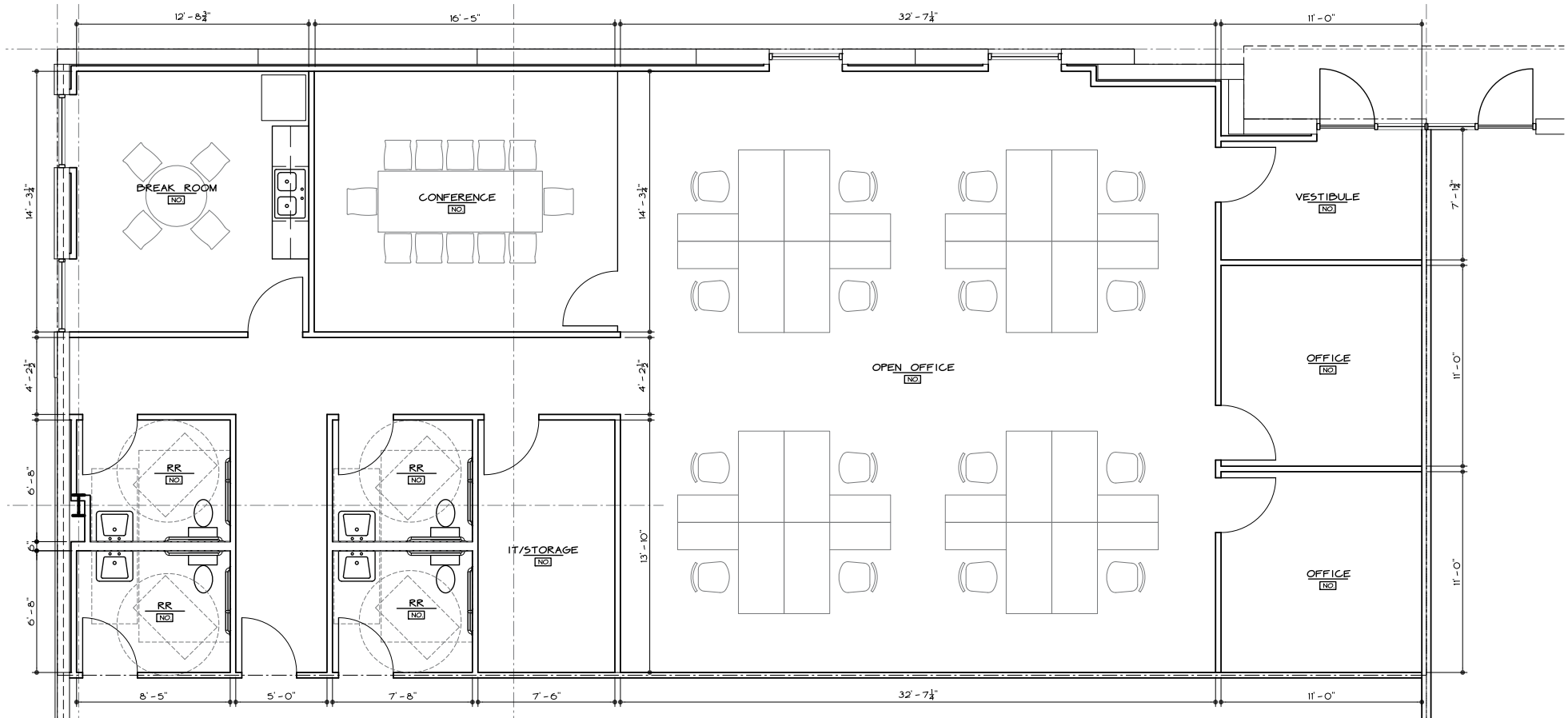


Floor Plan

Floor plan is divisible in to as many as two (2) tenant suites



Spec Office Layout



*Spec office will be completed 9/15/2025

Drive Times



Highway Access

**I-270
Interchange**

7 minutes
2.9 miles



Highway Access

**I-71
Interchange**

10 minutes
3.5 miles



Columbus

**Downtown
Columbus**

19 minutes
12.7 miles



Airport

**Rickenbacker
Int'l Airport**

23 minutes
14.3 miles



Future Honda/LG

**Electric
Battery Plant**

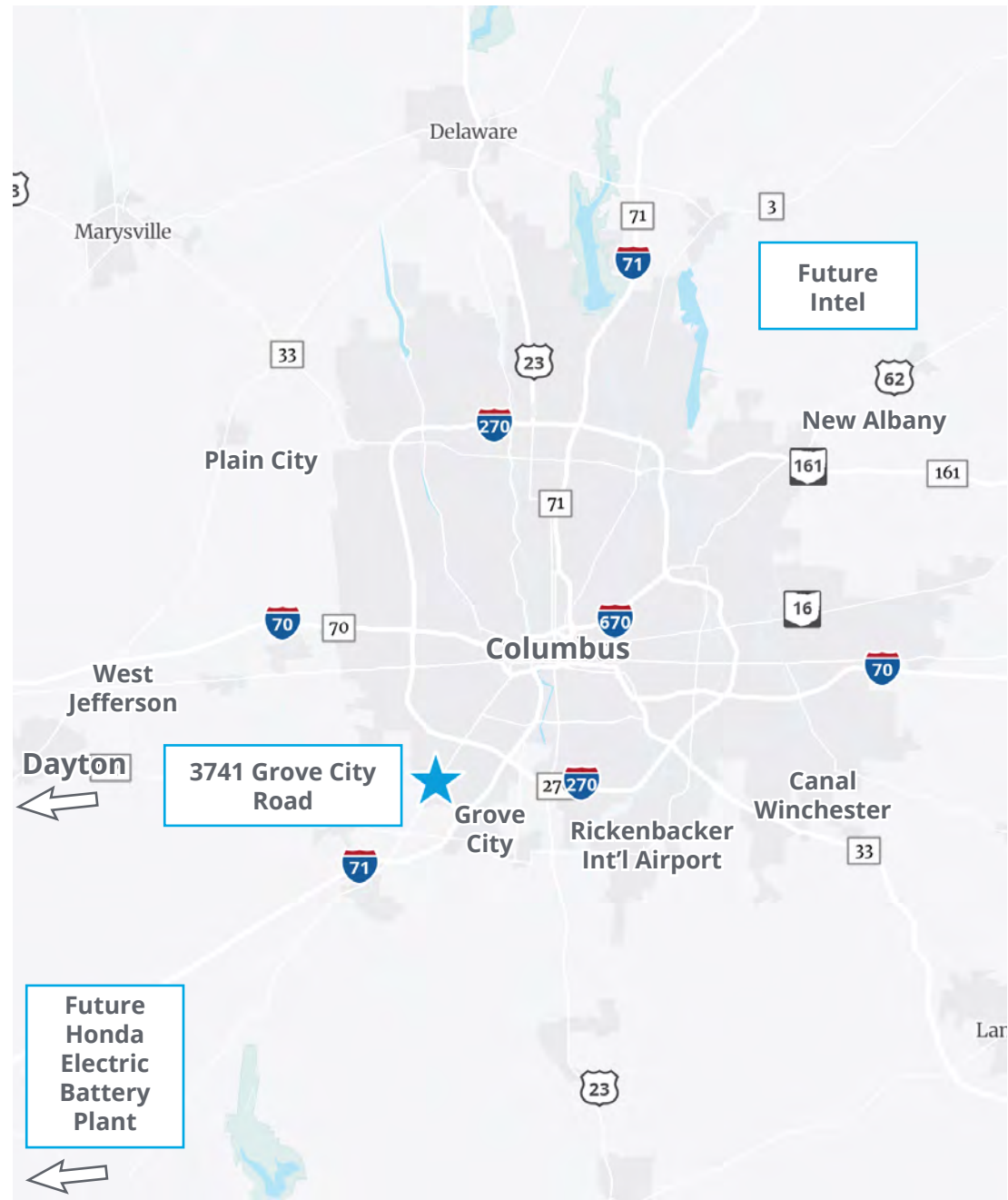
39 minutes
34.3 miles



Future Intel

**Intel
Plant**

42 minutes
36.1 miles



Area Users





Colliers

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