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The Columbus Dispatch

LeVeck poised to bring Gahanna more industrial flex space with Taylor Industrial Park

Marla K. Kuhlman, ThisWeek group 7/29/2021

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More industrial flex space is coming to Gahanna, thanks to LeVeck Commercial Construction & Development.



© Courtesy of LeVeck Commercial Construction & Development This rendering shows the appearance of a new warehouse on Taylor Road in Gahanna. New flex industrial space by LeVeck Commercial Construction & Development is being added at the location.

LeVeck is set to break ground in September on Taylor Industrial Park, a 23-acre development featuring a 144,000-square-foot warehouse, 62,000 square feet of flex space and a 61,000-square-foot self-storage facility on Taylor Road in Gahanna between Reynoldsburg-New Albany and Taylor Station roads, said Jennifer LeVeck, estimator/project manager for the company.

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LeVeck said the need for industrial flex space in Gahanna has been steadily increasing as vacancy rates are at an all-time low, so local developer Robert LeVeck has been tracking and responding to that need, revealing plans for a 267,000-square-foot flex and industrial development on Taylor Road.

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"The Taylor Industrial Park represents one of several projects developed by Mr. LeVeck within the city's industrial area," said Mayor Laurie Jadwin. "His continued investment in Gahanna will allow us to enhance our position within the business community as a premier destination for new companies that are looking for an ideal location. We appreciate the quality of product that he offers, as well as the value that his projects add to our community."

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The Gahanna Planning Commission approved a final development plan and related legislation for additional industrial flex space buildings requested by LeVeck on June 23.



A report to the commission from Michael Blackford, director of planning, noted that the design and use of four proposed 8,500-square-foot industrial buildings at 625 Eastgate Parkway as being similar to a request that was made in fall 2019. At that time, LeVeck sought approval for 70,000 square feet of flex industrial space and those buildings and supporting infrastructure have since been built.

"The request is more akin to a new phase of the existing project rather than a new or separate project," Blackford said.

LeVeck said the buildings at the development are designed to accommodate multiple tenants ranging from 3,450 to 144,000 square feet.

The development will benefit from a 10-year property-tax abatement based on job creation and investment, according to LeVeck.

Nate Strum, Gahanna's director of economic development, said the estimated value of the abatement, assuming \$17 million in land valuation, would be \$4.5 million over its 10-year term.

"As a development tool, utilization of tax abatements is, far and away, one of the most frequently used tools by municipalities to encourage opportunities in development," Strum said. "In this instance, LeVeck Commercial Construction & Development is building this project on speculation – with the hope of garnering tenants and opportunities for our residents. The tax abatement provides shared equity between the developer and the greater community, with the goal of creating more family-sustaining job opportunities in Gahanna."

Until tenants are signed, LeVeck said, the number of new jobs is uncertain.

"We are in negotiations with tenants," LeVeck said.

The main access drive for trucks will enter from Eastgate Parkway to the east, providing minimal impact to the traffic flow on Taylor Road.

The project is scheduled for completion in the second quarter of 2022, LeVeck said.

She said about 2 acres of the parcel with frontage on Taylor Road would remain vacant for the time being, available for potentially a smaller office building.

LeVeck's neighboring industrial/flex development on Eastgate Parkway was fully leased before its completion in March 2021, according to LeVeck.

"It's clear that business is growing and thriving in Gahanna, but the opportunities to keep business operations local are becoming scarce as nearly every last square foot of useable space is being occupied," she said.

Strum said the city is excited to be a part of LeVeck's growth and expansion and looks forward to opportunities for additional partnerships in the future.

"As central Ohio has been named one of the best industrial markets in the U.S., this opportunity enables Gahanna to drive momentum in the industrial and flex-user space," he said.

Robert LeVeck is responsible for providing an additional 100,000 square feet to the Gahanna market since 2018, with plans for another 300,000 square feet to be delivered in the second quarter of 2022, Jennifer LeVeck said.

mkuhlman@thisweeknews.com

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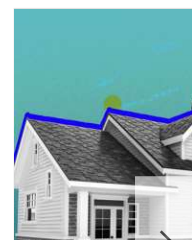
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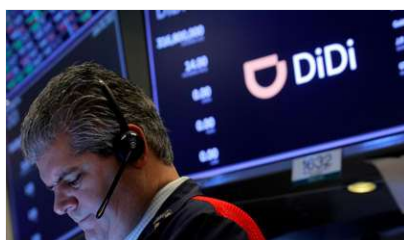
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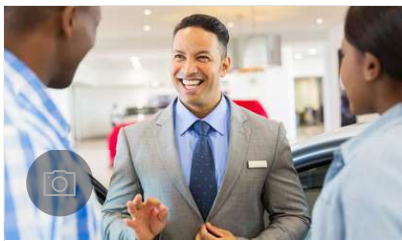
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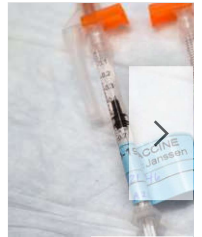
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