

SELECT A CITY ▾

COLUMBUS CRANE WATCH
Get the latest on development in Central Ohio >

YOUR ACCOUNT
abonner@parknationalbank.com ▾

INDUSTRIES & TOPICS



NEWS

LISTS & LEADS

PEOPLE & COMPANIES

EVENTS

MORE...



Please Sign In and use this article's on page print button to print this article.

Sponsored by Park National Bank

Commercial Real Estate

Industrial park proposed for Gahanna



Construction equipment sits on a construction site in Dublin. 2019 has brought significant development around Central Ohio.

TRISTAN NAVERA



By Tristan Navera – Staff reporter, Columbus Business First
2 hours ago

IN THIS ARTICLE

Commercial Real Estate
Industry

Economic Incentives
Topic

Michael Blackford
Person

Robert LeVeck
Person

Shipping & Logistics
Topic

Deloitte.
Private

Reimagining risk webcast
Nov. 21
Learn ways to evolve risk management amid constant change.

[Register today](#)

A Columbus developer wants to put up a new warehouse and office park in Gahanna.

Robert LeVeck of LeVeck Commercial Construction & Development said in an application to the city that the Eastgate Commercial Park could help the city with sorely needed commercial inventory. The project would include a complex of five buildings at 6579 Taylor Road totaling 67,560 square feet of flex warehouse and office space.

The developer wants to build two 21,000-square-foot buildings and three 8,520-square-foot buildings at the site, which with construction, fixtures and tenant

TRENDING

GOVERNMENT & REGULATIONS
These Ohio residents are Elizabeth Warren's biggest donors



GOVERNMENT & REGULATIONS
These Ohioans have donated the most to Trump's re-election in 2019



BEST PLACES TO WORK
Renier Construction
SPONSORED LISTING



improvement costs would mean about \$6.6 million in real estate development overall, he wrote to the city.

"The Gahanna flex/industrial market has very little supply and increasing demand for office and warehouse (space)," LeVeck wrote in the application. He didn't respond to a request for further comment.

Gahanna would furnish a 10-year, 100% property tax abatement for the project. The developer estimates the development would be able to support 38 full-time jobs at an average annual salary of \$47,000, or a payroll of \$1.8 million within three years. The abatement would mean \$1.28 million for the property owner and the city would still see \$450,000 in tax payments.

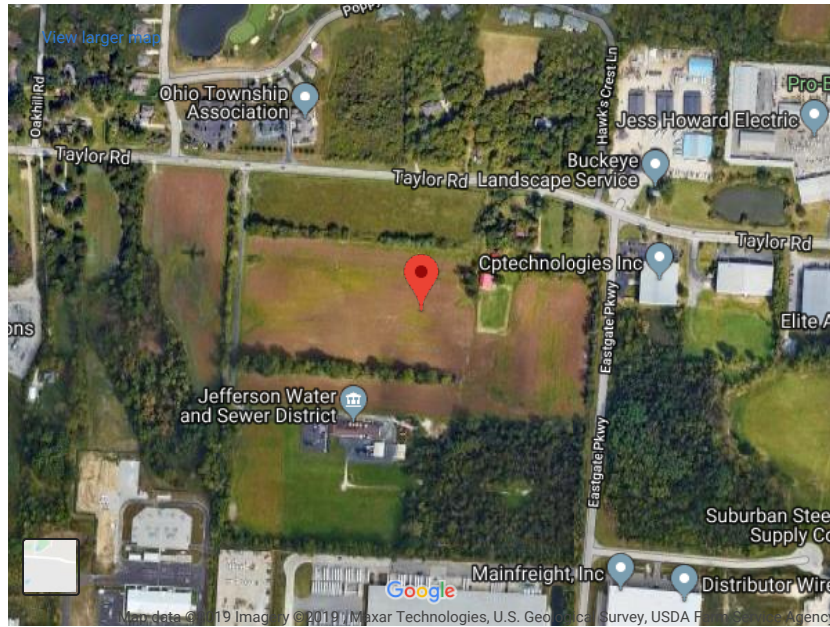
"The developer is seeking to construct these buildings on speculation because there currently is sufficient market demand from businesses for this type of facility," Michael Blackford, Gahanna deputy director of planning and development, wrote in a memo to the city. "(T)he developer is willing to take this risk if the city of Gahanna is willing to provide a property tax abatement for the project."

Blackford also wrote the city will consider creating a tax increment financing district for the project.

Construction is set to begin this month, with completion expected in May 2020.

The northeast part of the market sees some of the highest demand for industrial space in the city, according to data from Cushman & Wakefield, even when it doesn't compete with the size of the mega-hubs in the southern part of the region. Areas of Gahanna, New Albany and nearby areas have industrial vacancy at 2.4% - lower than anywhere but downtown - while average asking rent is higher than any other part of town at \$4.32 a square foot.

New industrial development in the area has been snapped up quickly, such as the new \$30 million, 280,000-square-foot Alene Candles build-to-suit project in New Albany or the 262,400-square-foot speculative warehouse at 870 Claycroft Road that finished this fall.



RELATED CONTENT

Worthington entertainment company finds bigger home



Photos: Inside Pepper Construction's new Dublin HQ



Big Lots sells California warehouse to buy new HQ



Exclusive: Hoster Brewing redevelopment's next phase revealed



Optical manufacturer adding 112 jobs in Columbus expansion



MORE IN COMMERCIAL REAL ESTATE

[More >](#)



Columbus architecture firm Moody Nolan names new CEO

BY TRISTAN NAVERA

Columbus hotel developer planning \$10M project on far east side

BY HAYLEIGH COLOMBO

Worthington entertainment company finds bigger home

BY TRISTAN NAVERA

Hyatt extended stay hotel coming to \$200M Harrison West development

BY TRISTAN NAVERA

Awaiting layoffs, WeWork employees say founder's payout is 'graft'

THE NEW YORK TIMES

The 2020 Power Breakfast will take a look at the projects and future d...

[MORE EVENTS](#)

Slideshow: Here are the best designed buildings in Columbus for 2019

BY DOUG BUCHANAN

Amazon enlarges New Albany data farm

BY CARRIE GHOSE

Chicago company buys 2 Columbus office buildings for \$38M

BY TRISTAN NAVERA

Latest Listings

[More >](#)



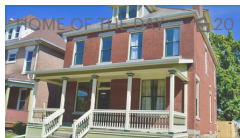
SPONSORED

Country Living in the City with this Frank Lloyd Wright Influenced Home on 4+ Acres



SPONSORED

Renier Construction



SPONSORED

176 North 18th Street

[Back to Top ▲](#)

COLUMBUS BUSINESS FIRST

- [Home](#) [News](#) [Lists & Leads](#) [People](#) [Companies](#) [Events](#) [Jobs](#) [Store](#)

SUBSCRIBERS

- Start a Subscription
- Subscriber-Only Content
- Digital Edition
- Book of Lists



ABOUT & CONTACT

- [About Us](#)
- [About The Business Journals](#)
- [Advertise](#)
- [Help & FAQs](#)

APPS & SYNDICATION

- [Mobile Apps](#)
- [Syndication/RSS](#)

FOLLOW US



ACBJ

- [American City Business Journals](#)
- [AmericanInno](#)
- [Bizwomen](#)
- [Hemmings](#)

[Book of Lists -
Unlimited](#)

[Manage your
Account](#)

[Contact Us](#)

[Call Center
Directory](#)

[Inside Lacrosse](#)

[Sports Business
Journal](#)

[User Agreement](#) | [Privacy Policy](#) | [Your California Privacy Rights](#) | [Ad Choices](#)

© 2019 American City Business Journals. All rights reserved. Use of and/or registration on any portion of this site constitutes acceptance of our User Agreement (updated 5/24/18) and Privacy Policy and Cookie Statement (updated 5/24/18). The material on this site may not be reproduced, distributed, transmitted, cached or otherwise used, except with the prior written permission of American City Business Journals.