



FOR LEASE

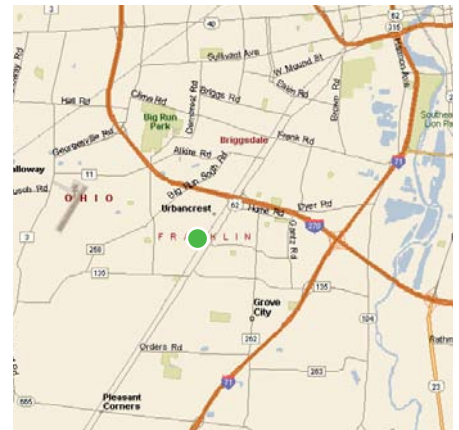
# KC Life Building #1

3319 Southwest Boulevard, Grove City, Ohio 43123

56,640± sq ft  
\$3.25/sq ft nnn

- Total building size of 212,400± sq ft
- Located in the heart of Grove City, just one mile from I-270 and 3 miles from I-71
- 32' clear ceiling height
- All concrete truck court with 23 designated trailer parking spaces
- ESFR sprinkler
- Built in 2008
- 100% real estate tax abatement through 2023
- Operating expenses: \$0.50/sq ft
- 400 amp, 277/480 volt, 3-phase electric services
- 400 watt metal halide lights
- Zoned IND-2 "Heavy Industry" in the City of Grove City

**Cassidy  
Turley** Commercial  
Real Estate Services



For more information, contact:

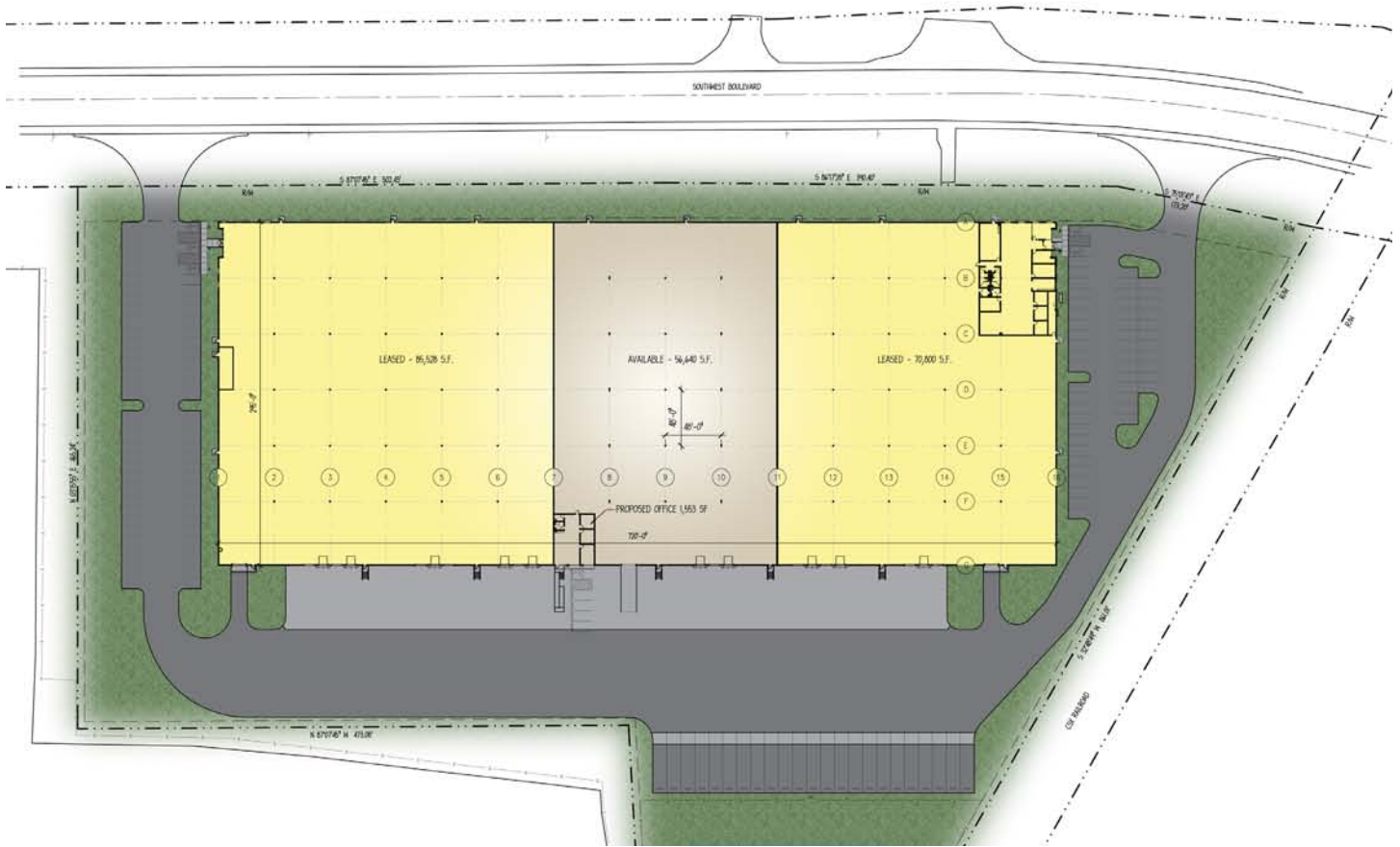
**Rick Trott, SIOR**  
614.827.1715  
richard.trott@cassidyturley.com

**Mike Hurd, SIOR**  
614.827.1719  
mike.hurd@cassidyturley.com

**Kevin McGrath, CCIM**  
614.827.1703  
kevin.mcgrath@cassidyturley.com

325 John H. McConnell Blvd.  
Suite 250  
Columbus, Ohio 43215

cassidyturley.com



#### Building Features:

- 48' wide x 48' deep column spacing typical; Dock bays are 55' deep
- 14,160 SF bays (48' x 295')
- 2 dock doors (9' x 10') with 30,000 lb Kelley dock levelers and WeatherAll dock seals; Additional doors can be added
- 400 amp, 277/480 volt, 3-phase electric services
- 400 watt metal halide lights
- 6" concrete floors with Lapidolith sealant; FF35/FL25; 4000 psi
- 8" thick insulated (R5) precast wall panels
- Single-ply 45 mil Firestone EPDM roof with 10-year warranty
- Cambridge air ventilating heaters; 30,000 CFM up-blast roof exhausters
- 140' deep truck concrete court
- Up to 23 designated trailer parking spaces and 52 car parking spaces