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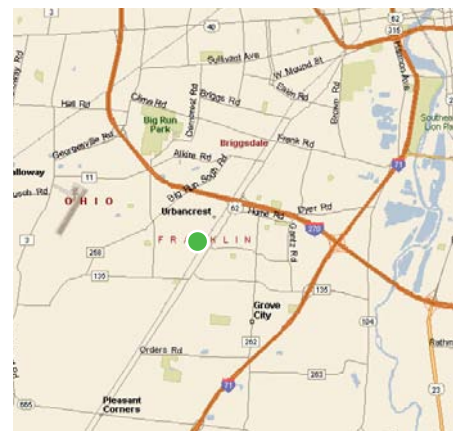
# KC Life Building #1

3319 Southwest Boulevard, Grove City, Ohio 43123

127,000± sq ft (divisible to 57,000± 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: \$0.40/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:

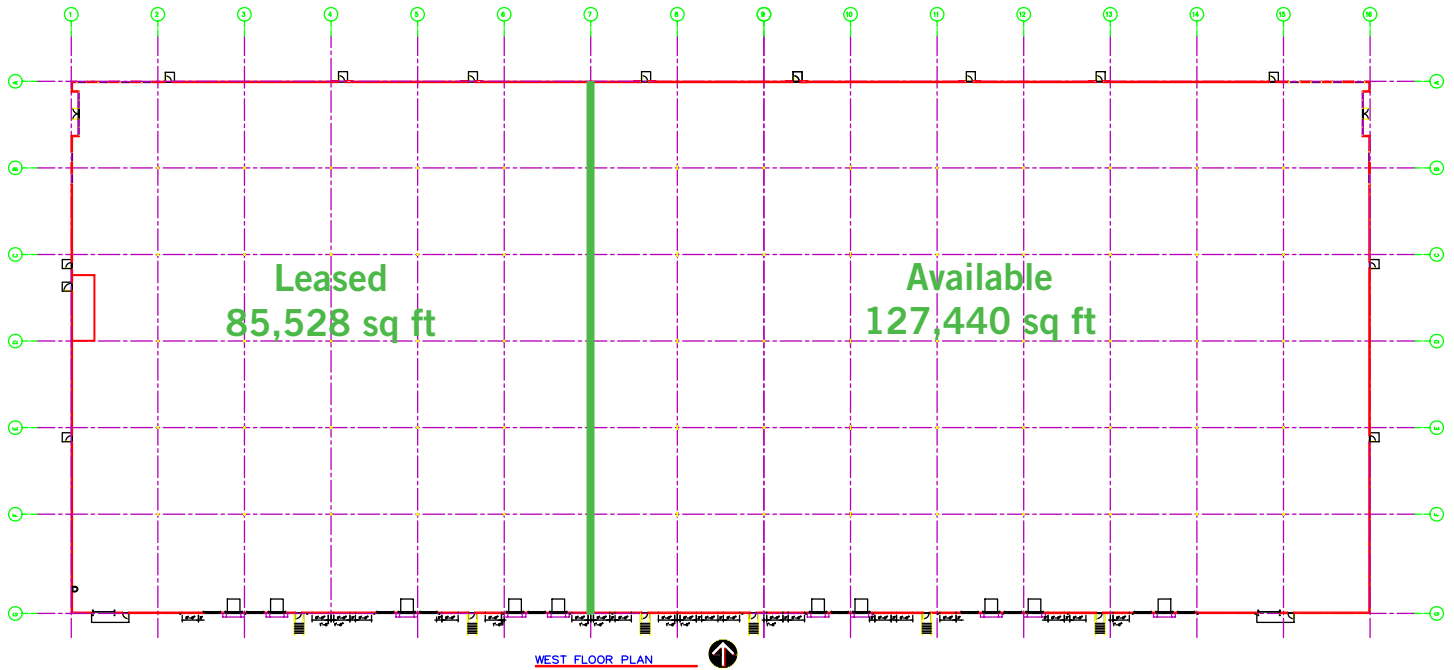
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#### Building Features:

- 48' wide x 48' deep column spacing typical; Dock bays are 55' deep
- 14,160 SF bays (48' x 295')
- 10 dock doors (9' x 10'); 5 with 30,000 lb Kelley dock levelers and WeatherAll dock seals; Additional doors can be added
- 1 drive-in doors (12' x 14')
- 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