

TAYLOR + MAIN

COMMERCE CENTER



CBRE

**THE CAMBER
COMPANY**

**NEW
CONSTRUCTION
FOR LEASE**

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RICK TROTT, SIOR, CCIM

Executive Vice President
+1 614 430 5091
rick.trott@cbre.com

▽
▽
▽
WILL TROTT

Associate
+1 614 430 5079
will.trott@cbre.com

▽
▽
▽
SHELBY GUMPF BROWN

Senior Vice President
+1 614 430 5041
shelby.gumpf@cbre.com

▽
▽
▽
TAYLOR MCLAUGHLIN

Associate
+1 614 430 5020
taylor.mclaughlin@cbre.com

► PROPERTY DETAILS

ADDRESS:

8565 E Main Street
Reynoldsburg, OH 43068

AVAILABLE:

Fall 2026

TOTAL BUILDING SIZE:

Bldg. I: 67,500 SF
Bldg. II: 67,500 SF

AVAILABLE SIZE:

Bldg. I: 7,500 - 67,500 SF
Bldg. II: 7,500 - 67,500 SF

LAND:

10.5 +/- Acres

ZONING:

I - "Innovation"

ACCESS TO EXPRESSWAYS:

On US 40; 2.0 miles to I-70 - New interchange at Taylor Road and I-70 coming soon

YEAR BUILT:

2026

CONSTRUCTION:

Pre-Cast Concrete Panels; 10" Insulated Panels with R-value of 14.5

ROOF:

45 mil Mechanically Fastened, TPO Membrane Roof, R-Value of 20.0

BUILDING DIMENSIONS:

150' x 450'

COLUMN SPACING:

50' wide x 50' deep

BAY SIZE:

7,500 SF (typical - 50' x 150')

FLOOR:

7" Unreinforced Concrete Slab (4,000 PSI); Staging Bay Reinforced with Wire Welded Mesh; FF 55, FL 35

CEILING HEIGHT:

24'

AVAILABLE DOCK DOORS:

Bldg I: Nine (9' x 10') Dock Doors equipped with levelers

Bldg II: Nine (9' x 10') Dock Doors equipped with levelers

- Knock out panels for future Dock Doors available in both buildings

AVAILABLE DRIVE-IN DOORS:

Bldg. I: Four (12' x 14') Drive-in Doors

Bldg. II: Four (12' x 14') Drive-in Doors

- Knock out panels for future Drive-in Doors available in both buildings

TRUCK COURT:

125'

PARKING:

Bldg. I: 83 spaces

Bldg. II: 85 spaces

OFFICE:

To-Suit

HEATING:

Direct Fired Gas Air Make-Up Units Mounted on Roof; 60° Inside at 0° Outside

FIRE SUPPRESSION:

ESFR

CEILING/WALLS:

Bright White Painted Walls and Roof Deck

LIGHTING:

LED with occupancy sensors

ELECTRICAL SERVICE:

Bldg. I: 2,000 amps

Bldg. II: 2,000 amps

GAS:

Columbia Gas

SEWER:

City of Reynoldsburg

WATER:

City of Reynoldsburg

ANNUAL RENTAL RATE:

Negotiable

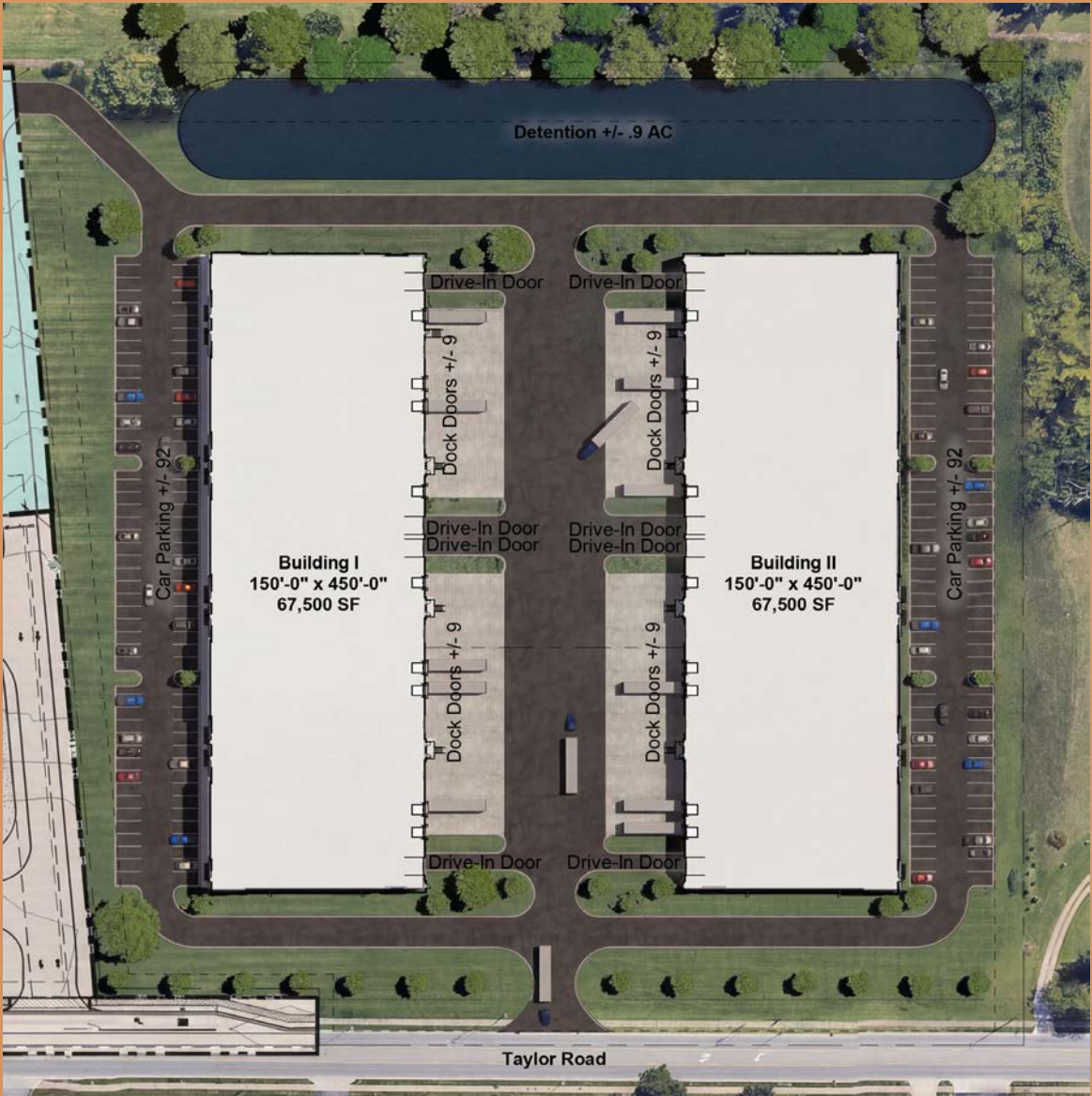
ANNUAL OPERATING EXPENSES:

To be determined

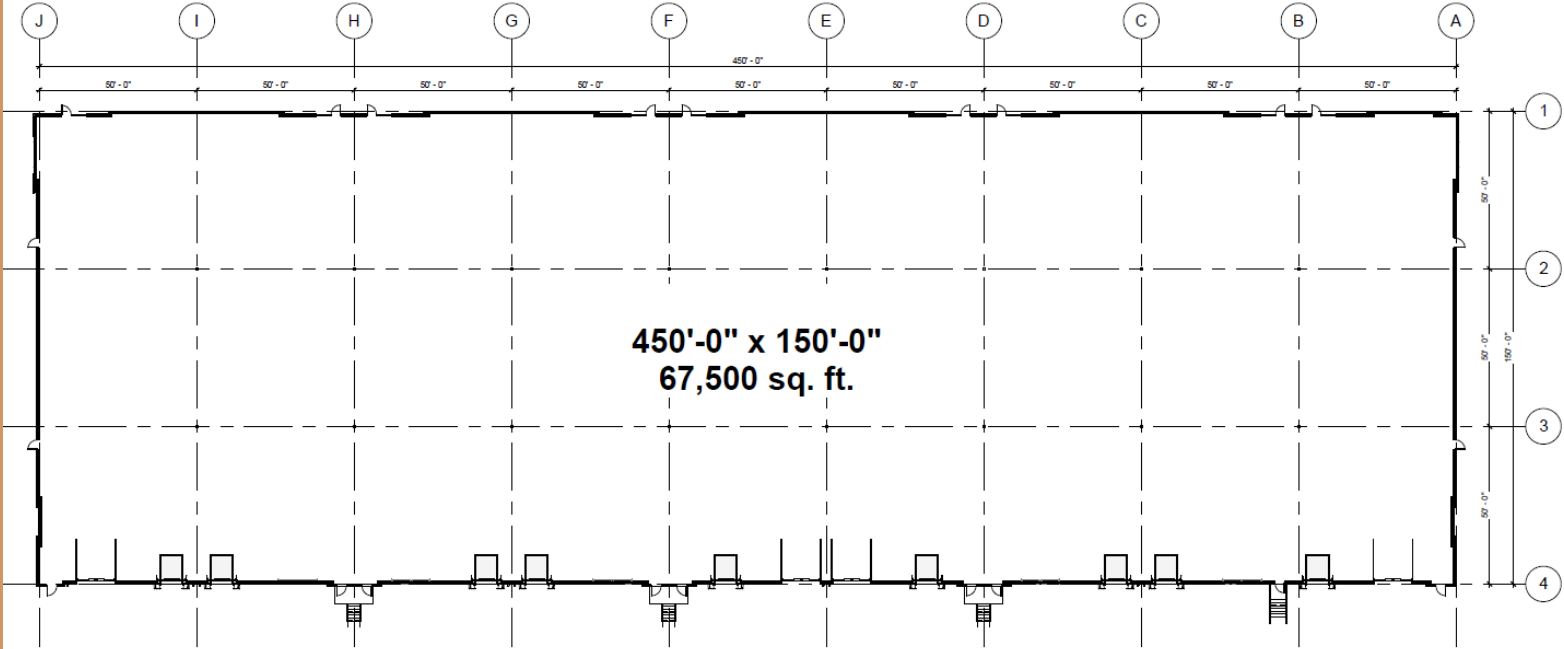
REAL ESTATE TAXES:

15-yr 75% Tax Abatement Available

SITE PLAN



FLOOR PLAN



Overall Floor Plan

Scale: 1" = 30'-0"

STRATEGIC LOCATION

REYNOLDSBURG, OH



Directly adjacent to US 40; 3.8 Miles to I-270; 2.0 Miles to I-70 - New interchange at Taylor Road and I-70 coming soon



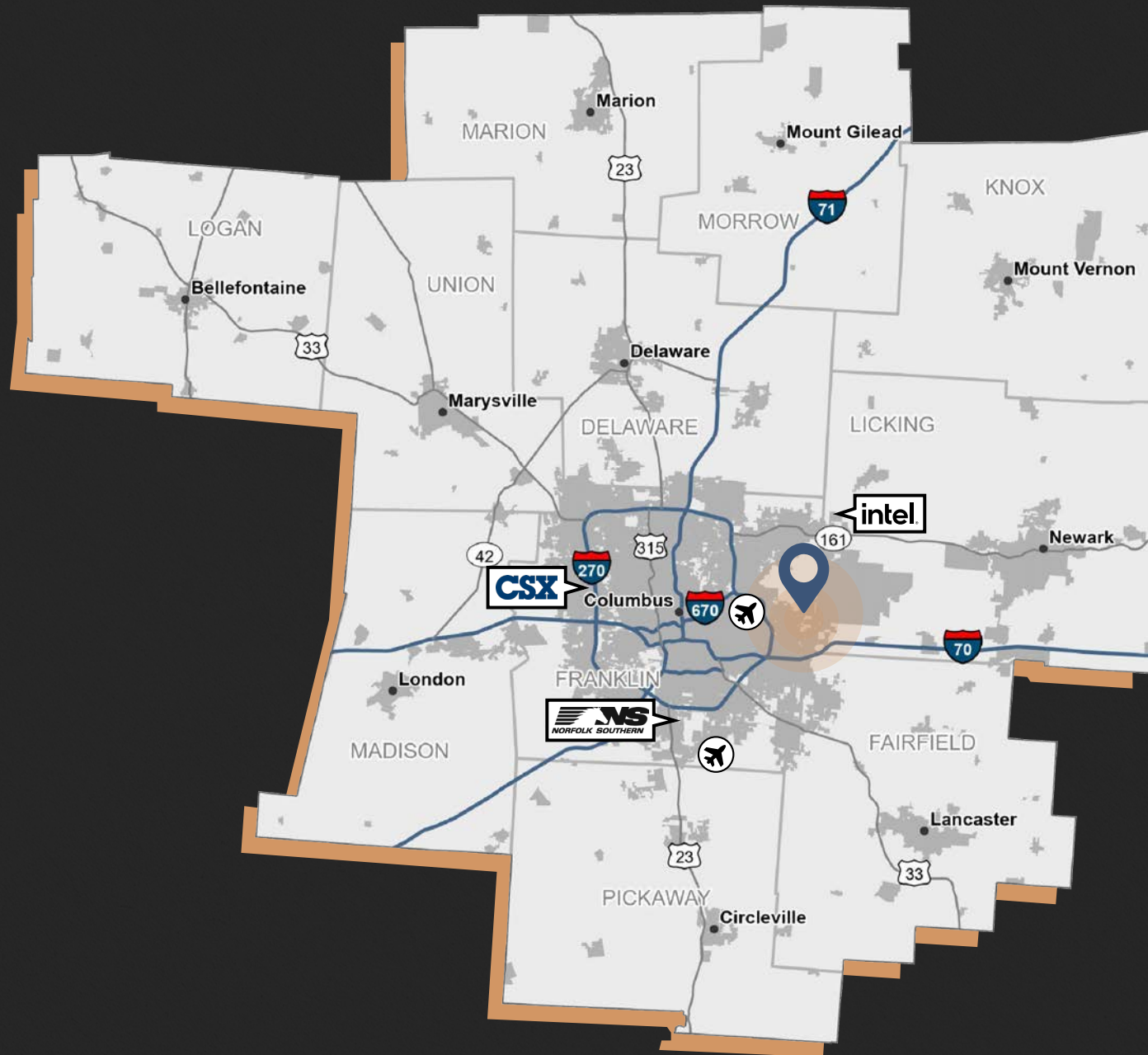
15 Minutes to Downtown Columbus and John Glenn International Airport



Within a one-day truck drive (10 hours) of 47% of the US population and 33% of the Canadian population



Located in amenity rich area with strong labor force



WITHIN A ONE-DAY DRIVE (500 MILES)
OF **45% OF THE U.S. POPULATION** AND
48% OF HEADQUARTERS



DISTANCES



COLUMBUS, OH
12 MILES

NEW ALBANY, OH
15 MILES

CLEVELAND, OH
135 MILES

CINCINNATI, OH
110 MILES

DETROIT, MI
200 MILES

INDIANAPOLIS, IN
175 MILES

PITTSBURGH, PA
185 MILES



LOUISVILLE, KY
200 MILES

CHICAGO, IL
355 MILES

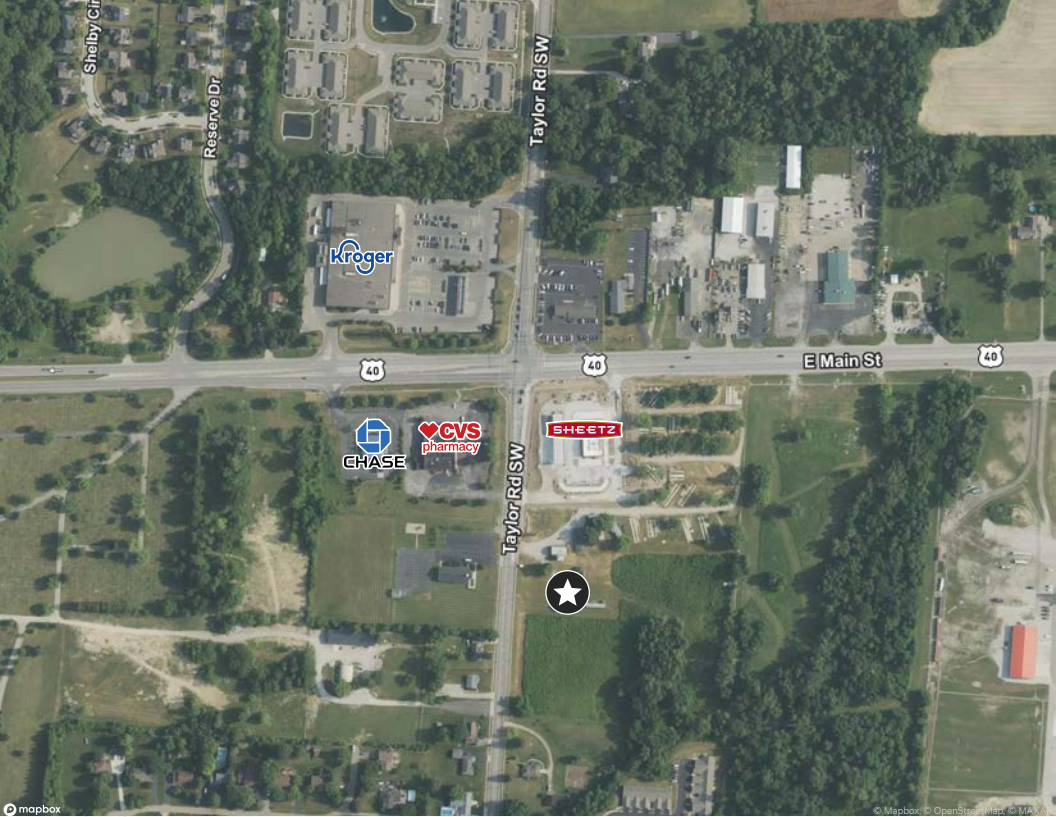
NASHVILLE, TN
390 MILES

ST. LOUIS, MO
410 MILES

PHILADELPHIA, PA
470 MILES

NEW YORK, NY
535 MILES

BOSTON, MA
770 MILES



PLEASE CONTACT

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