



REYNOLDS BUSINESS PARK

Property:

- New $\pm 48,000$ Sq. Ft. multi-tenant business park
- Consists of two $\pm 24,000$ Sq. Ft. industrial/flex buildings
- $\pm 2,400$ up to $\pm 14,400$ Sq. Ft. available
- One 12'x14' drive-in door every $\pm 2,400$ Sq. Ft.

Location:

- Ideal west side location within City of Hilliard
- 1/2 mile off Cemetery Road
- Convenient access to I-270



Jacob A. Boll

T 614.799.2100 x215

C 614.307.9933

jakeboll@rjboll.com

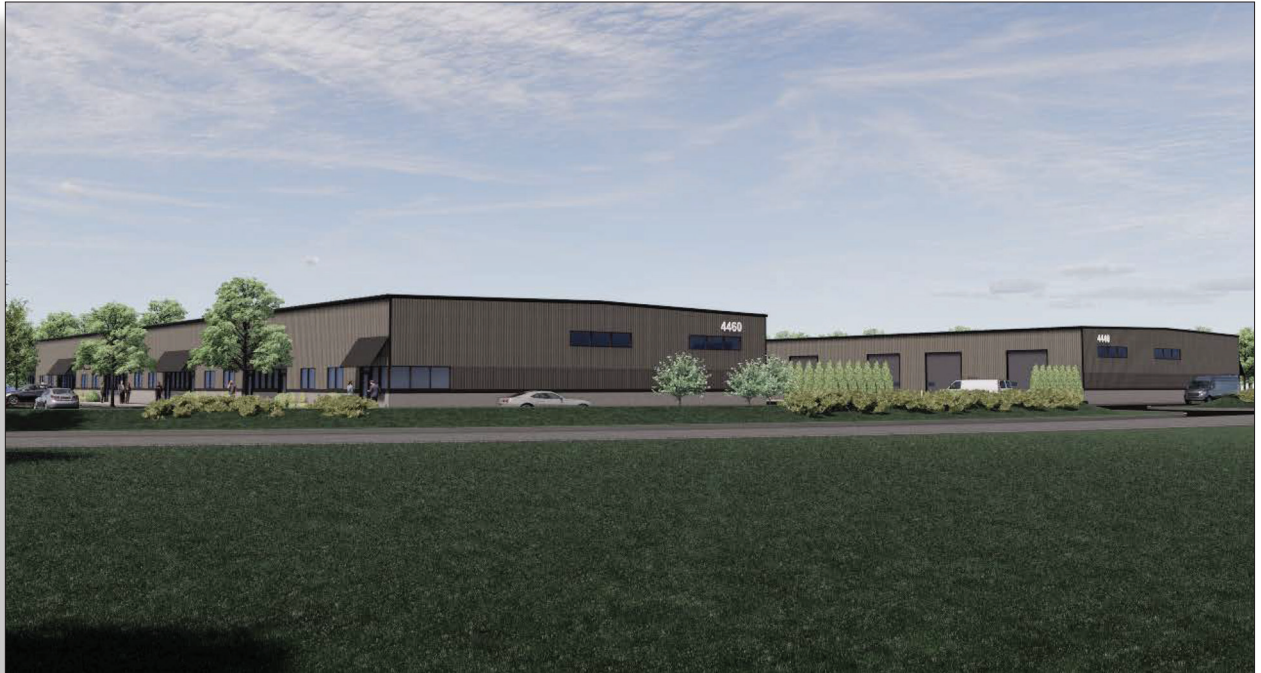
Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±2,400 up to ±14,400 Sq. Ft. available
- One 12'x14' drive-in door every ±2,400 Sq. Ft.
- Clear Height: 18'
- Building 2 has 200-amp, 120/volt, 3 phase, 30 circuit panel for each ±2,400 Sq. Ft. unit
- Floor: 6" reinforced concrete
- 100' truck court
- Car Parking: 99 total spaces
- Zoned L-M-1: Ideal for Advanced Manufacturing, Technology, R&D, and Commercial Services
- Available now

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: \$2.59/Sq. Ft. (taxes, building insurance, CAM)
- Tenant to pay own gas, electric, water, and janitorial

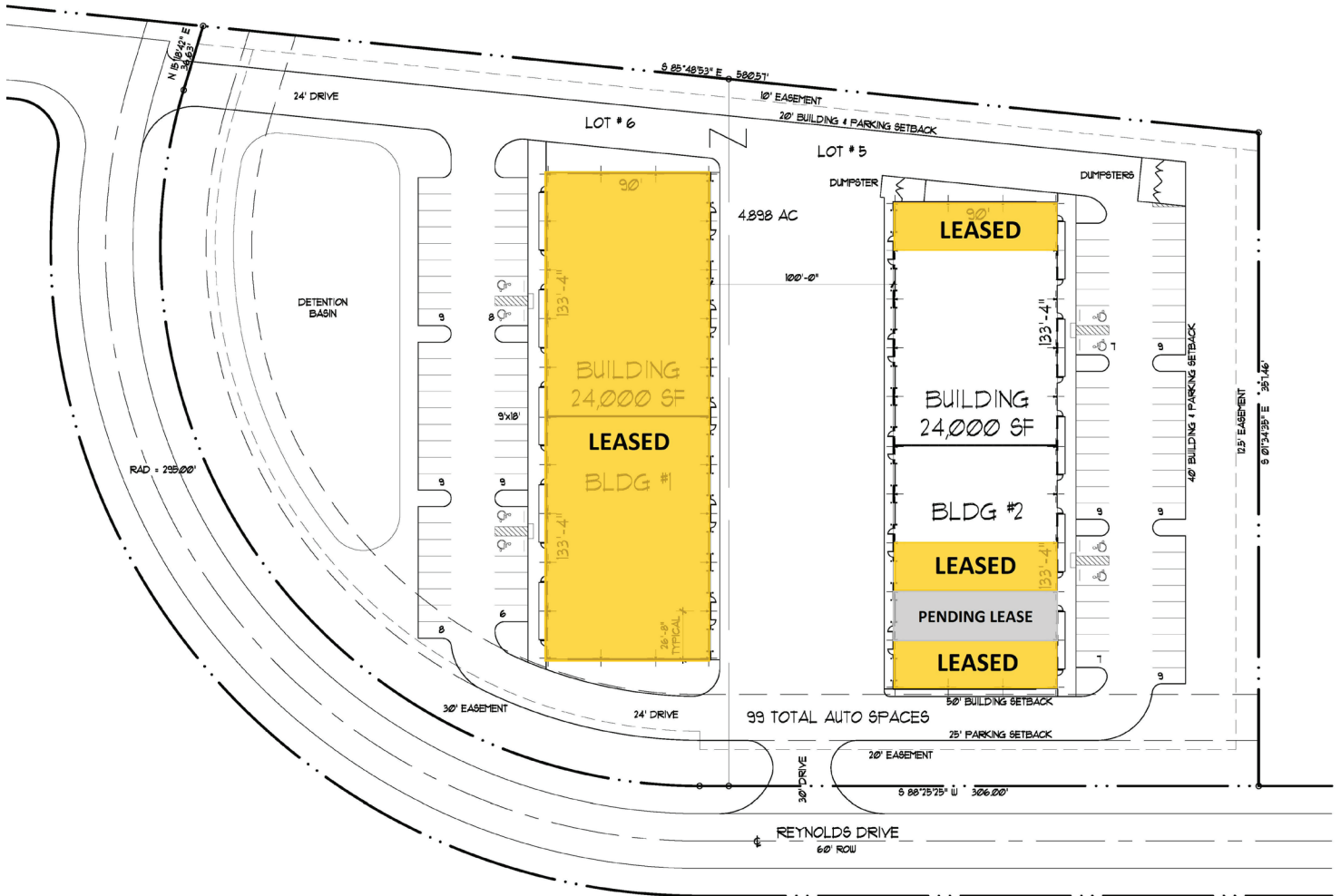
Jacob A. Boll

T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

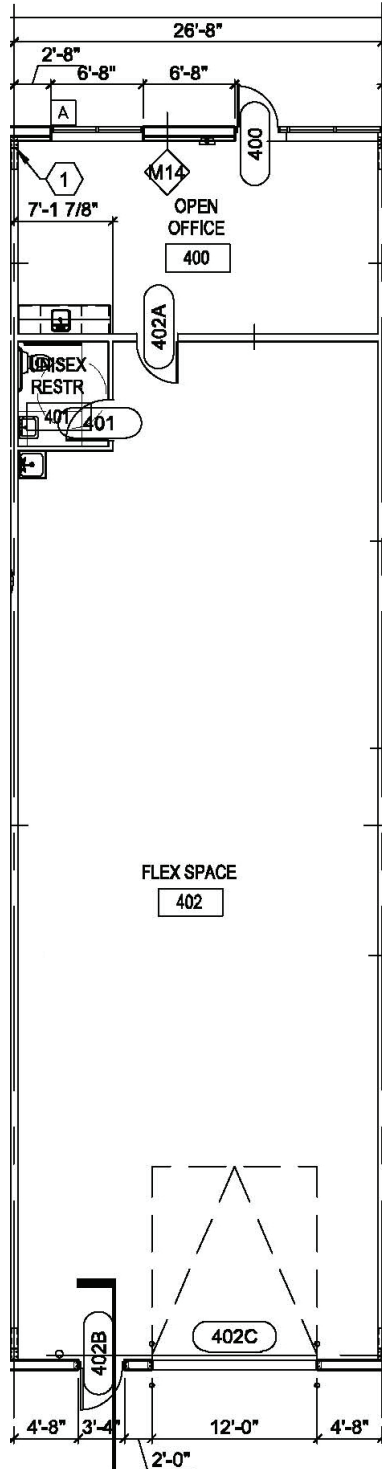




Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100



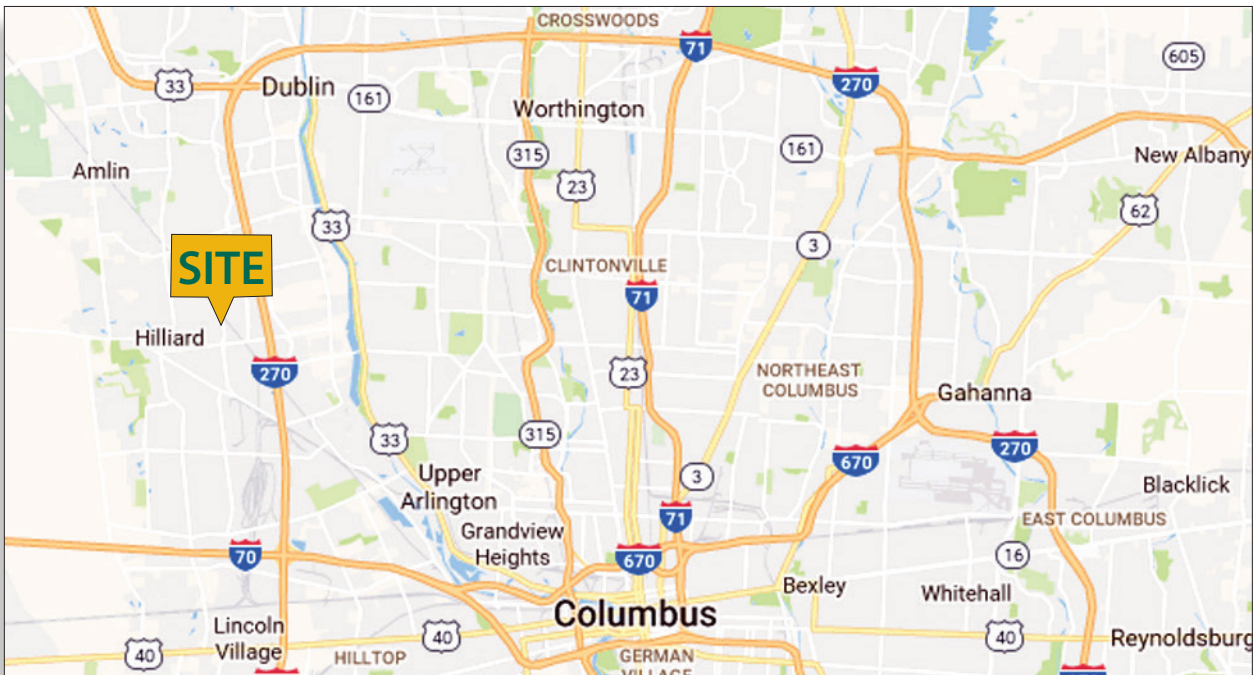
PHOTOGRAPHS



Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Jacob A. Boll
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

