



**Rj BOLL Realty**  
Corporate Real Estate Services

**4440 Reynolds Drive**

Hilliard, OH 43026

**INDUSTRIAL/FLEX FOR LEASE**



## 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  $\pm 4,800$  Sq. Ft. available
- One 12'x14' drive-in door every  $\pm 2,400$  Sq. Ft.
- Job Growth Incentive: companies adding high-wage jobs may be eligible for incentives through City of Hilliard

### 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



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, OR OTHER CONDITIONS, PRIOR SALE OR LEASE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE



**Property Specifications:**

- $\pm 2,400$  up to  $\pm 4,800$  Sq. Ft. available
- One 12'x14' drive-in door every  $\pm 2,400$  Sq. Ft.
- Clear Height: 18'
- Building 2 has 200-amp, 120/volt, 3 phase, 30 circuit panel for each  $\pm 2,400$  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
- Job Growth Incentive: companies adding high-wage jobs may be eligible for incentives through City of Hilliard
- Available now

**Rental Rate:**

- Negotiable/Sq. Ft. NNN
- 2025 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



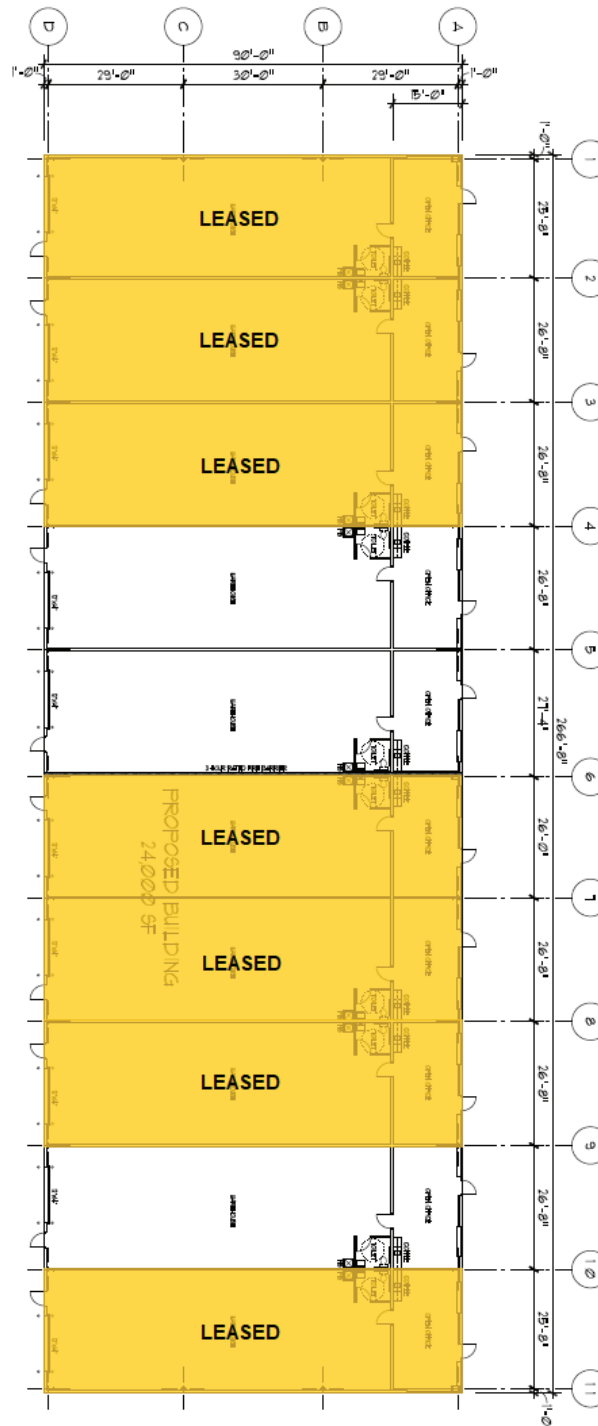


**Rj BOLL Realty**  
Corporate Real Estate Services

**4440 Reynolds Drive**

Hilliard, OH 43026

**FLOOR PLAN**



**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



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, OR OTHER CONDITIONS, PRIOR SALE OR LEASE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE





**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

