



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, SIOR
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5115 Parkcenter Ave., Ste. 275
Dublin, OH 43017
614.799.2100





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

Rental Rate:

- Negotiable/Sq. Ft. NNN
- 2026 Estimated Operating Expenses:
\$2.59/Sq. Ft. (taxes, building insurance, CAM)
- Tenant to pay own gas, electric, water, and janitorial

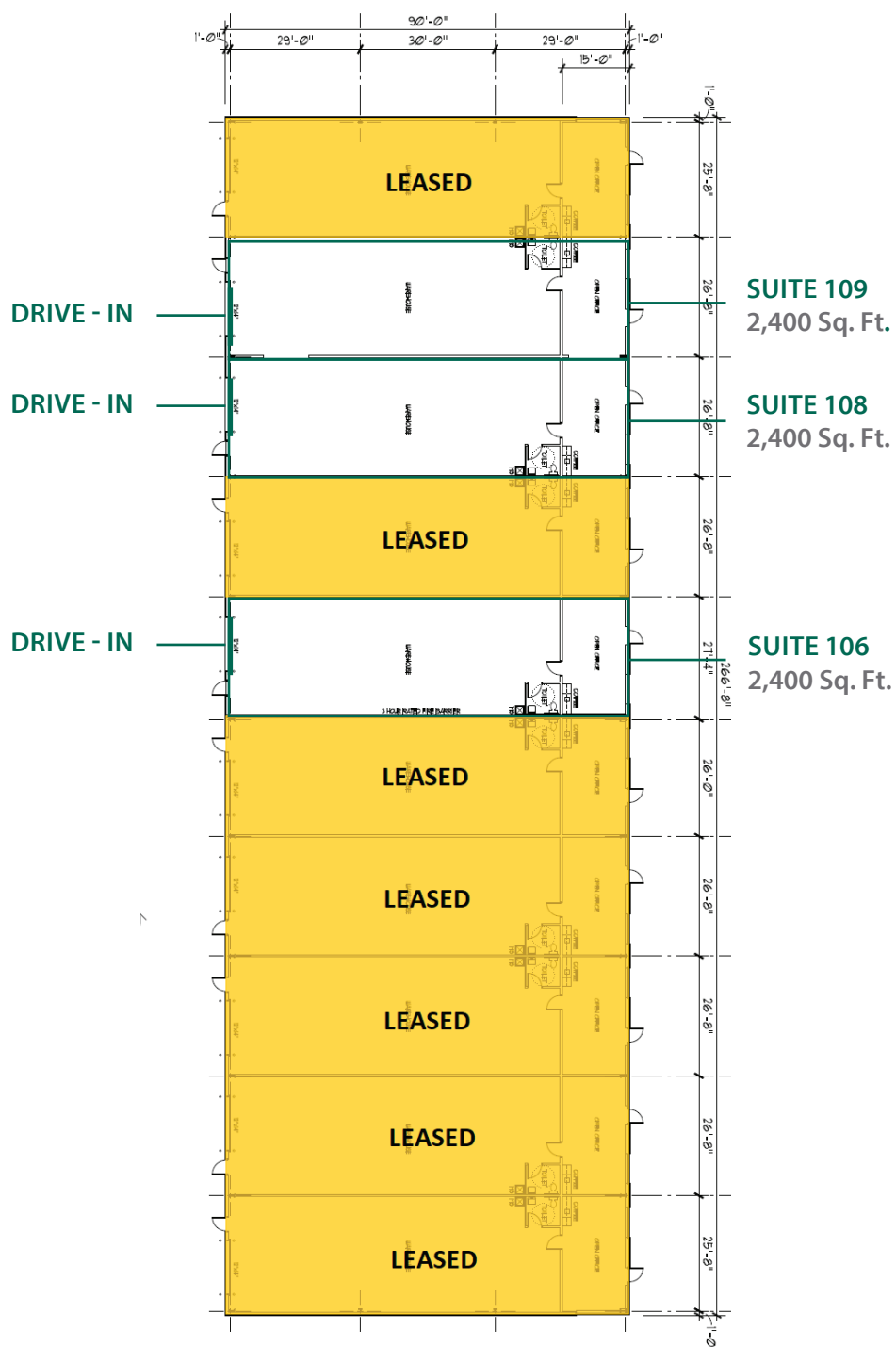
Available Suites:

Unit	Min SF	Max Cont.	Drive-Ins
106	2,400	2,400	1
108 & 109	2,400	4,800	2

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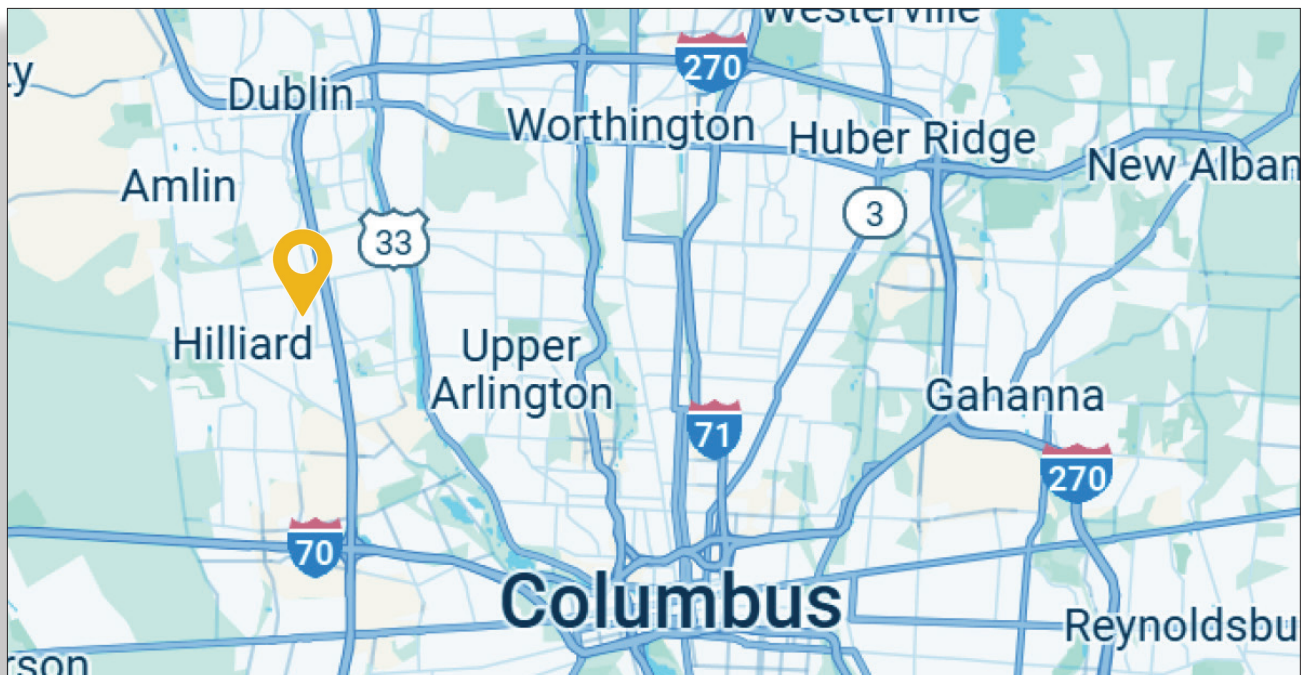
PHOTOGRAPHS



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