


## C5 EASTPOINT

# BUILDING 1

7355 Taylor Rd SW, Reynoldsburg, OH 43068

**310,240 SF Available for Lease or Sale Immediately**

**Divisible to 100,000 SF**

Colliers

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

DEVELOPER

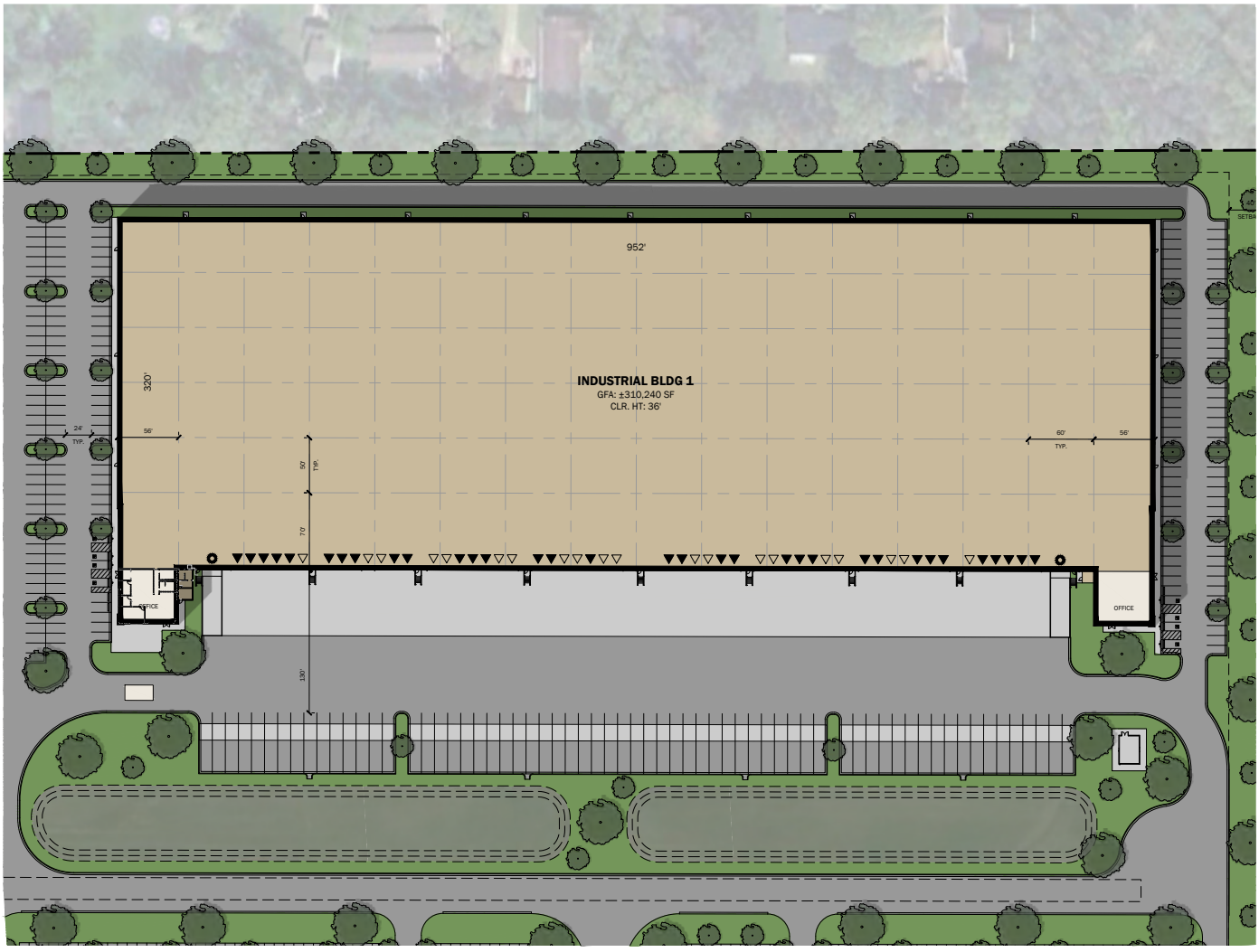
## C5 EASTPOINT

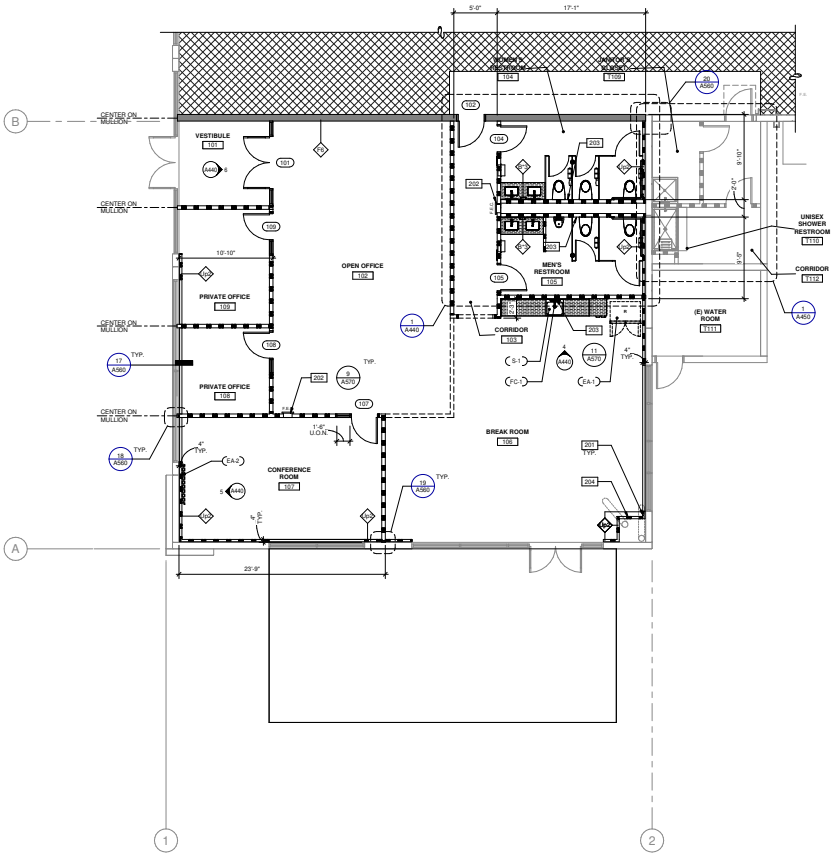
# BUILDING 1

7355 Taylor Rd SW, Reynoldsburg, OH 43068

## 310,240 SF Available for Lease or Sale Immediately

C5 Eastpoint Building 1 is located in Reynoldsburg, Ohio with direct and convenient access to all of Columbus via I-270 to the west and I-70 to the south. With close proximity to Columbus's John Glenn International Airport along with the Rickenbacker International Airport and Norfolk Southern - Rickenbacker Intermodal Terminal, the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution. A robust and skilled population base offers a solid workforce infrastructure. The building has state of the art amenities and offers a 15 year, 75% tax abatement.






## BUILDING SPECIFICATIONS

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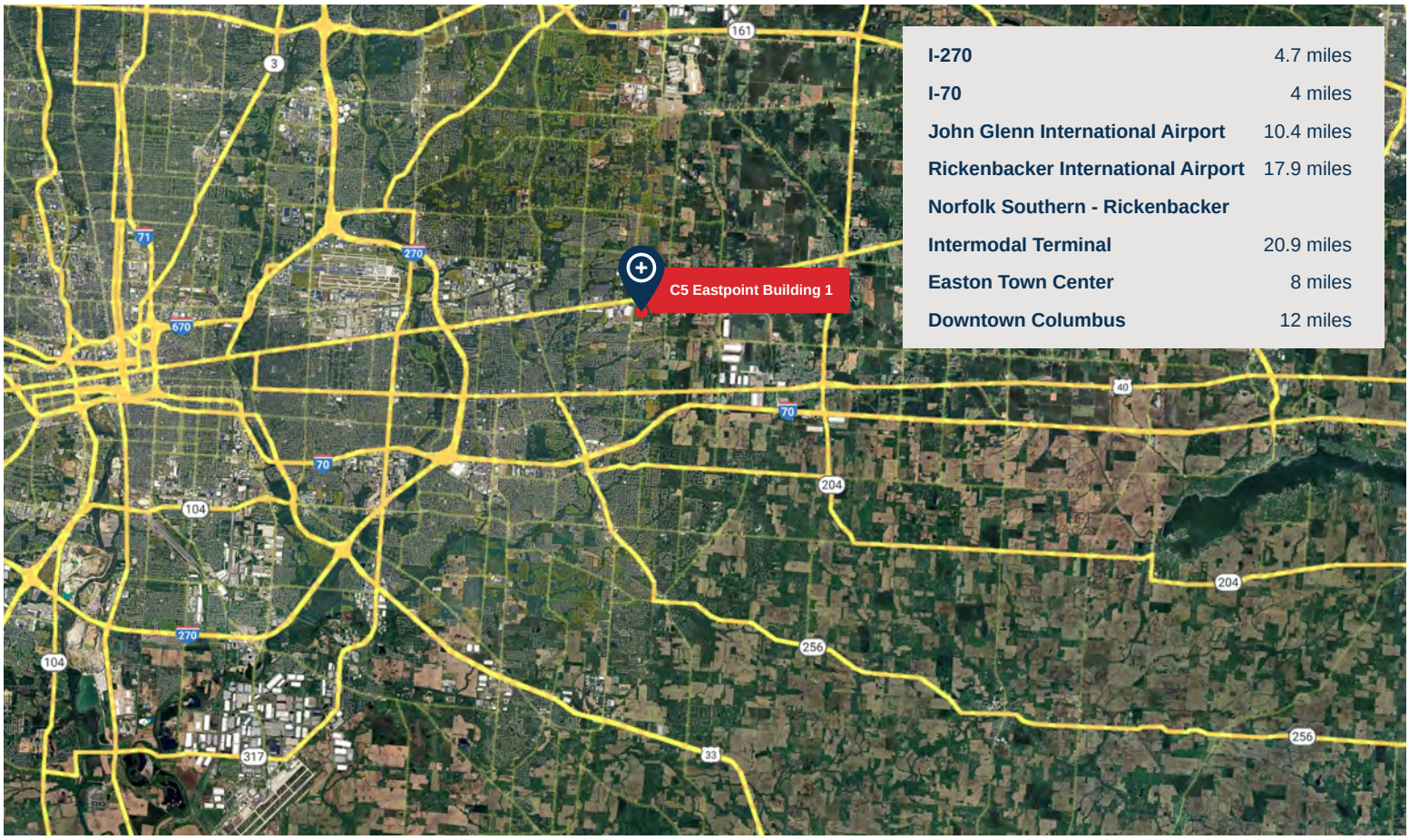
|---|---|
| **Square Footage** | 310,240 SF (952’ x 320’) divisible to 100,000 SF |
| **Site Area** | 15.855 AC |
| **Office** | 2,800 SF |
| **Configuration** | Front-load |
| **Slab Thickness** | 7” unreinforced convential slab |
| **Column Spacing** | 60’ wide x 50’ deep (typical), with 60’ wide x 70’ deep (staging) |
| **Bay Sizes** | End cap bays (17,920 SF) inline bays (19,200 SF) |
| **Clear Height** | 36’ clear minimum |
| **Dock High Doors** | 33 – 9’ x 10’ insulated dock doors; 31 with 40,000 lb. airbag levelers, dock lights, seals and bumpers (20 knock-outs for future expansion) |
| **Drive-In Doors** | Two (2) – 12’ x 14’ insulated drive-in doors with electronic openers |
| **Truck Court Depth** | 185’ deep (130’ truck court depth with 60’ concrete apron for trailer parking/storage) |
| **Auto Parking** | 233 auto spaces |
| **Trailer Storage** | 65 trailer spaces, not including parking along the dock wall of the building |
| **Electrical** | Building will have two (2) 1600AMP services, one (1) at each electric service room located at the SW and SE corners. Each electric service room is prepped for a second equal-size service plus one equal service in the center of the building along the dock wall. |
| **Lighting** | 30 FC racked aisle |
| **Sprinkler** | ESFR sprinkler system |

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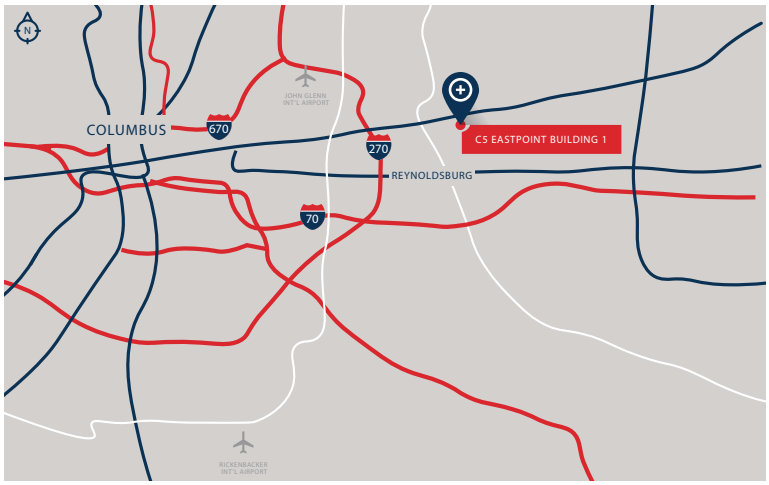
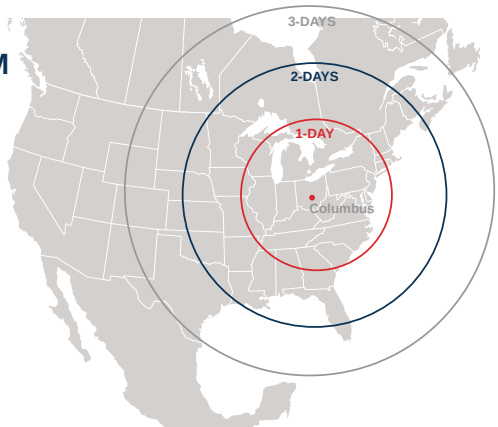
|---|---|
| **I-270** | 4.7 miles |
| **I-70** | 4 miles |
| **John Glenn International Airport** | 10.4 miles |
| **Rickenbacker International Airport** | 17.9 miles |
| **Norfolk Southern - Rickenbacker Intermodal Terminal** | 20.9 miles |
| **Easton Town Center** | 8 miles |
| **Downtown Columbus** | 12 miles |







## DAYS TRUCK DRIVE TO/FROM COLUMBUS





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