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## C5 EASTPOINT **BUILDING 1**

7355 Taylor Rd SW, Reynoldsburg, OH 43068

**310,240 SF Available for Lease Q3 2026**

**Divisible to 100,000 SF**



LEASING AGENT



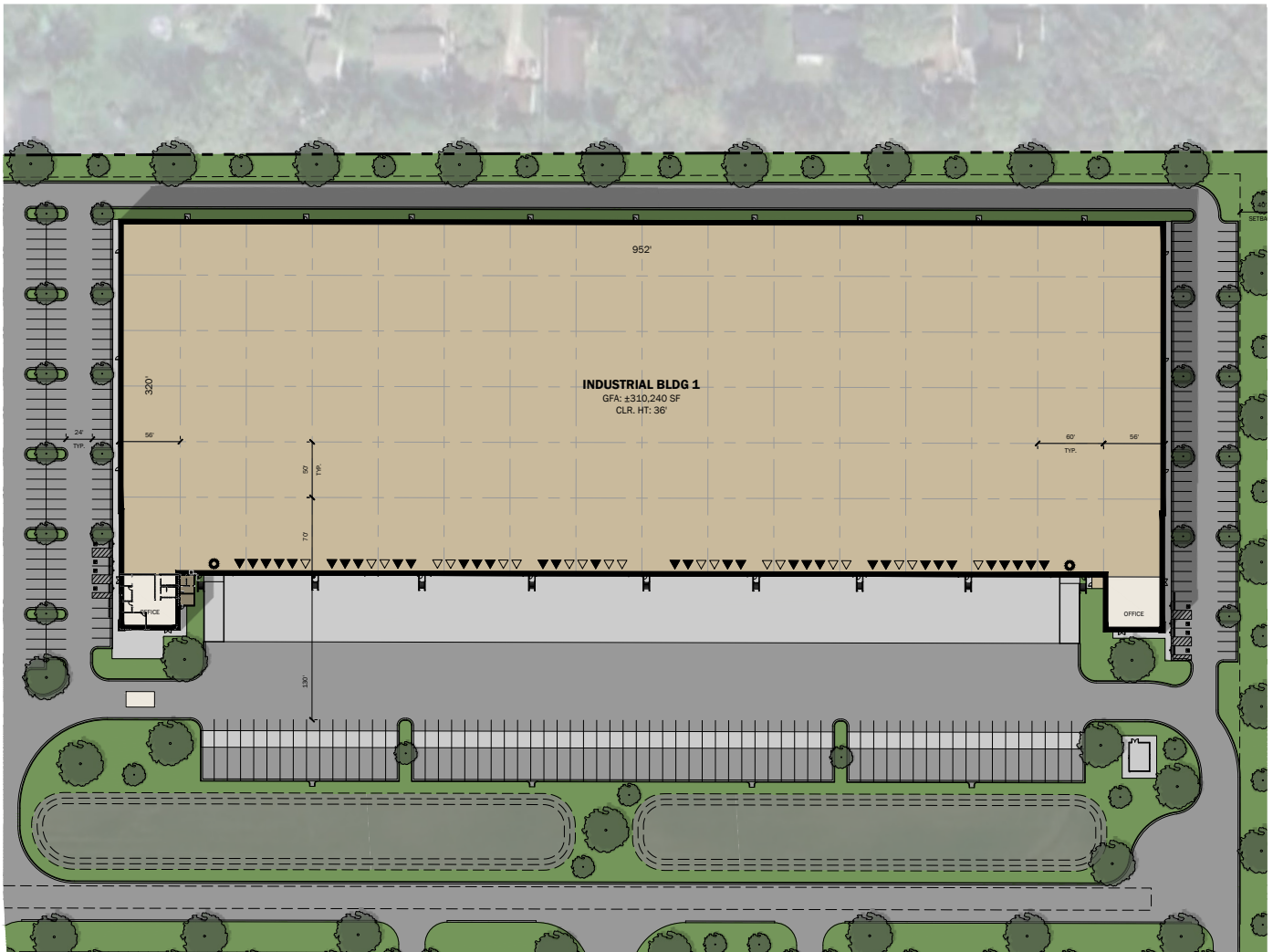
DEVELOPER

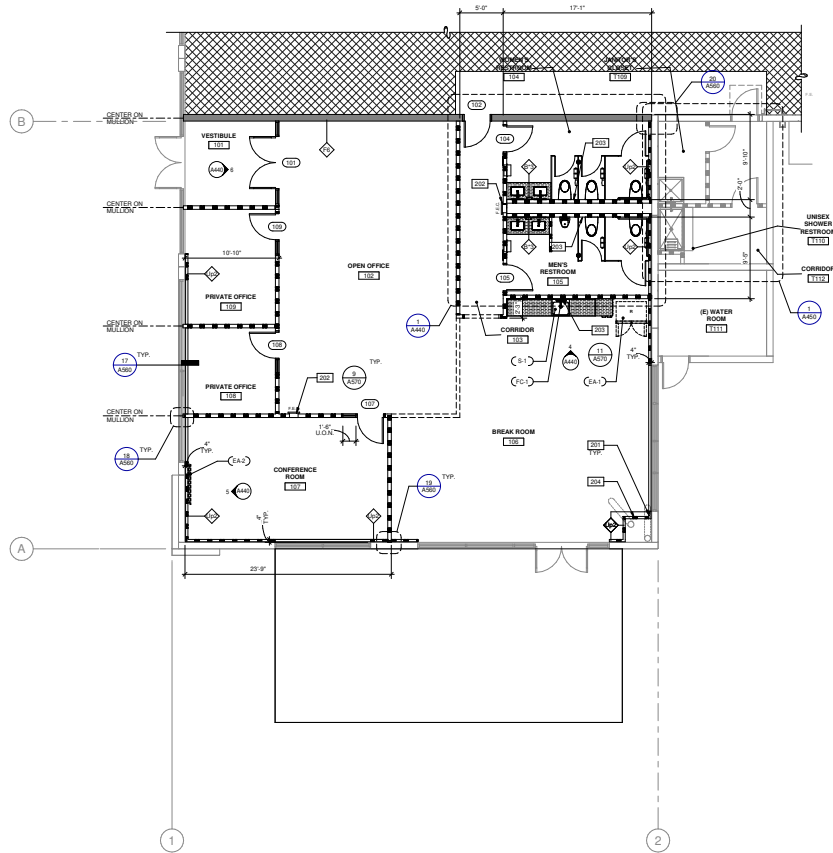
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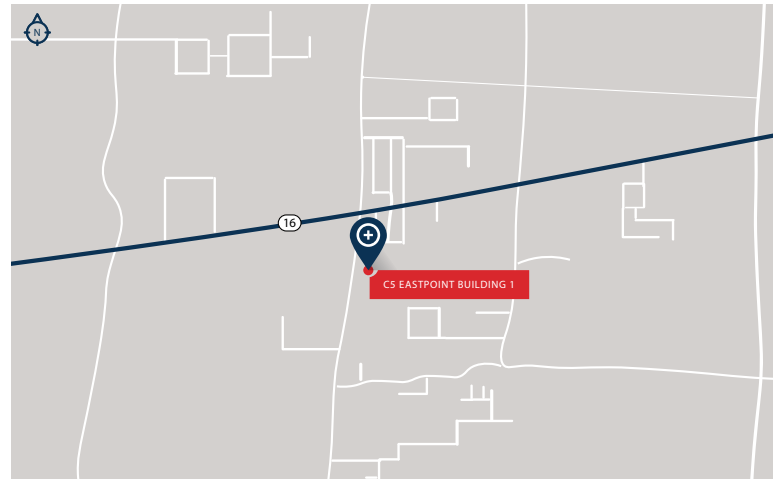
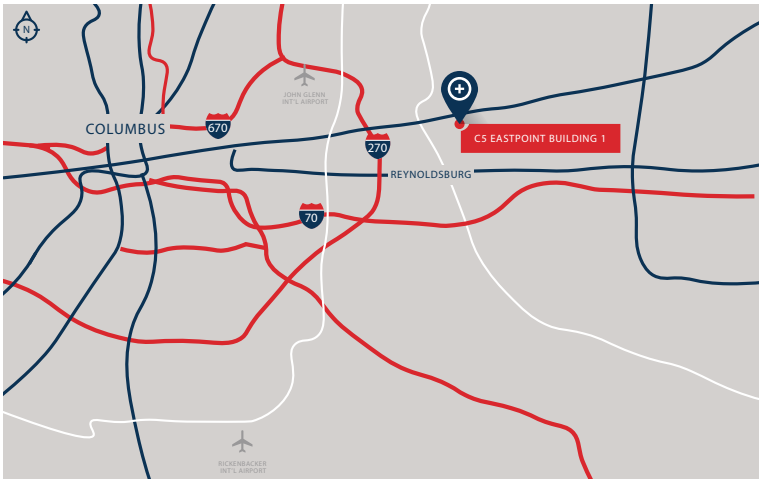
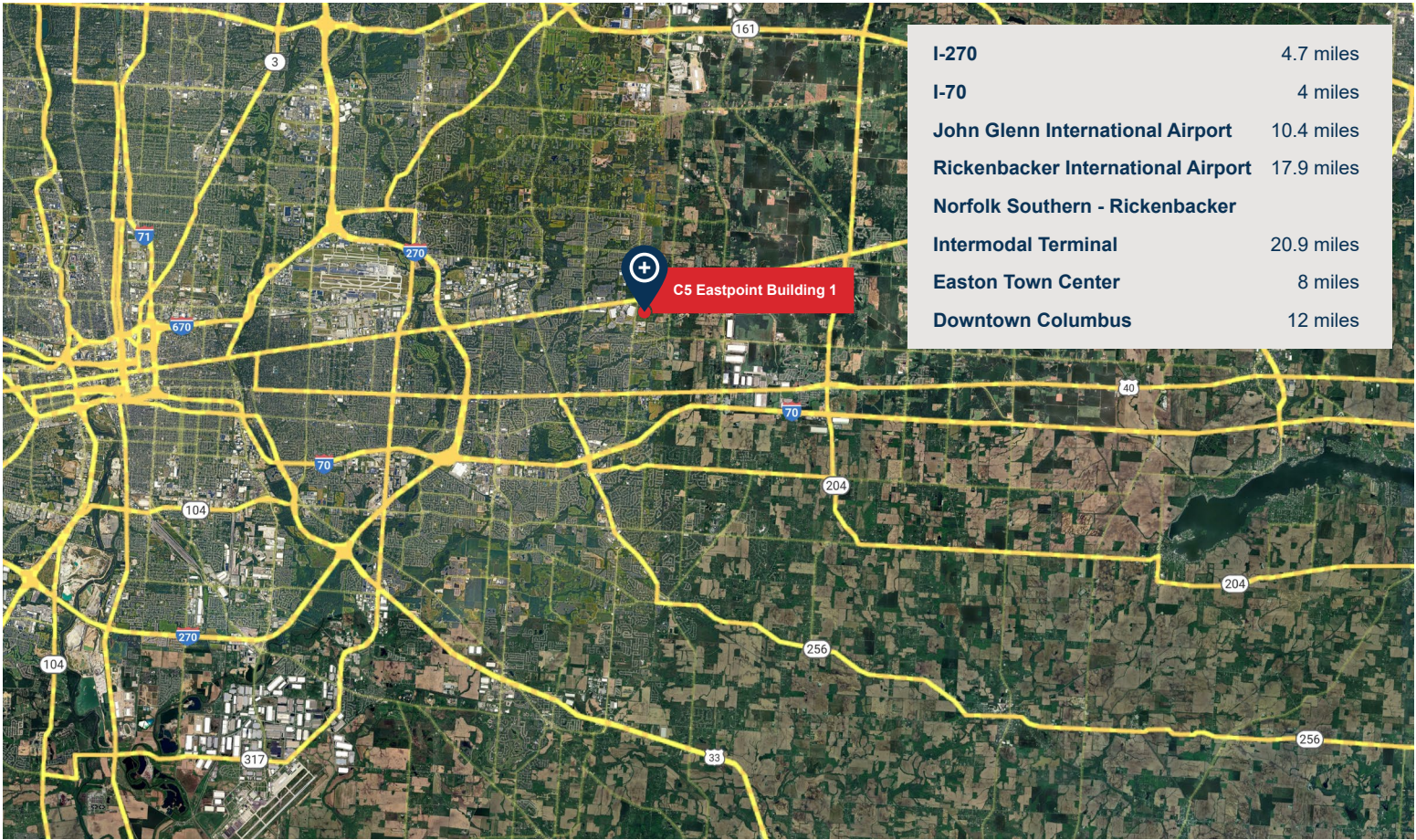
C5 Eastpoint Building 1 is located in Reynoldsburg, Ohio with direct and convenient access to all of Columbus via I-270 to the west and I-70 to the south. With close proximity to Columbus's John Glenn International Airport along with the Rickenbacker International Airport and Norfolk Southern - Rickenbacker 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.



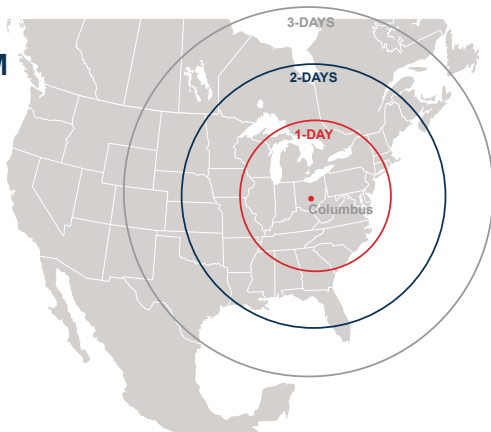


## BUILDING SPECIFICATIONS

<b>Square Footage</b>	310,240 SF (952' x 320') divisible to 100,000 SF
<b>Site Area</b>	15.855 AC
<b>Office</b>	2,800 SF
<b>Configuration</b>	Front-load
<b>Slab Thickness</b>	7" unreinforced conventional slab
<b>Column Spacing</b>	60' wide x 50' deep (typical), with 60' wide x 70' deep (staging)
<b>Bay Sizes</b>	End cap bays (17,920 SF) inline bays (19,200 SF)
<b>Clear Height</b>	36' clear minimum
<b>Dock High Doors</b>	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)
<b>Drive-In Doors</b>	Two (2) – 12' x 14' insulated drive-in doors with electronic openers
<b>Truck Court Depth</b>	185' deep (130' truck court depth with 60' concrete apron for trailer parking/storage)
<b>Auto Parking</b>	233 auto spaces
<b>Trailer Storage</b>	65 trailer spaces, not including parking along the dock wall of the building
<b>Electrical</b>	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.
<b>Lighting</b>	30 FC racked aisle
<b>Sprinkler</b>	ESFR sprinkler system



**DAYS TRUCK DRIVE TO/FROM COLUMBUS**



**Anthony Armbruster**

Investment Manager

C 859.628.8515

[aarmbruster@c5ip.com](mailto:aarmbruster@c5ip.com)



**Jonathan Schuen, SIOR**

Vice Chair

O 614.437.4495

C 614.579.4691

[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

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