



7821 TAYLOR RD, REYNOLDSBURG OH

FOR LEASE: \$9.25 PER SQ FT, MG



Property Features:

- Zoned General Business
- 1800 SF available
- Located between E .Broad and E .Main Streets
- Zoned General Business to allow for a wide range of uses from restaurants to commercial garages
- Offers two 12 ' drive-in doors with the ability to add a third .
- Tenant pays for own utilities and janitorial

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.



site location



169

16

26

E Broad St

Annette Dr SW

Summit Ridge Dr S

S Belmar Dr

Village Gate Blvd

Autumn Way

Wagon Ave

Huggins Ln

Jackies Bend

Ridgeline Dr

Allis Pl NW

Allis Pl E

Hunnicut Dr

Ruston Ln

Kerton Crest Dr

Moreno Dr

Summit Rd SW

Taylor Parkway

Unity Cir

Law Dr

7821 Taylor Rd SW

Reynoldsburg, OH 43068 | Licking County | Licking County Market
20,050 SF Special Use - Self-Storage Bldg 1,800 SF Available at \$9.25 MG



1,800 SF available for lease on Taylor Rd between E Broad and Main Streets. This space offers 2-12' drive-in doors with the ability to add a third. This property is zoned General Business, to allow a wide range of uses from restaurants to commercial garages. The asking rent is \$9.25 modified gross with the tenant paying for their own utilities and janitorial.

Property Type **Self-Storage**
Bldg Size **20,050 SF**
Status **Existing**
Year Built --

Land Area **10.25 Ac.**
Zoning **General Business**
Sublease **No**
% Occupied **91.02%**

Building Class
Stories **1**
Typical Floor **20,050 /SF**
Parking Spaces
Parking Ratio --
Tenancy **Single-Tenant**

Available SF **1,800 SF**
Max Contig **1,800 SF**
Min Divisible **1,800 SF**
Rental Rate **\$9.25 MG**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Core Factor
Elevators
Parcel # **6314125800000; 063-141258-00.000**

Operating Exp/SF --
Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		1,800	1,800	1,800	\$9.25 MG		Yes		
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Listing Company **Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15**



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