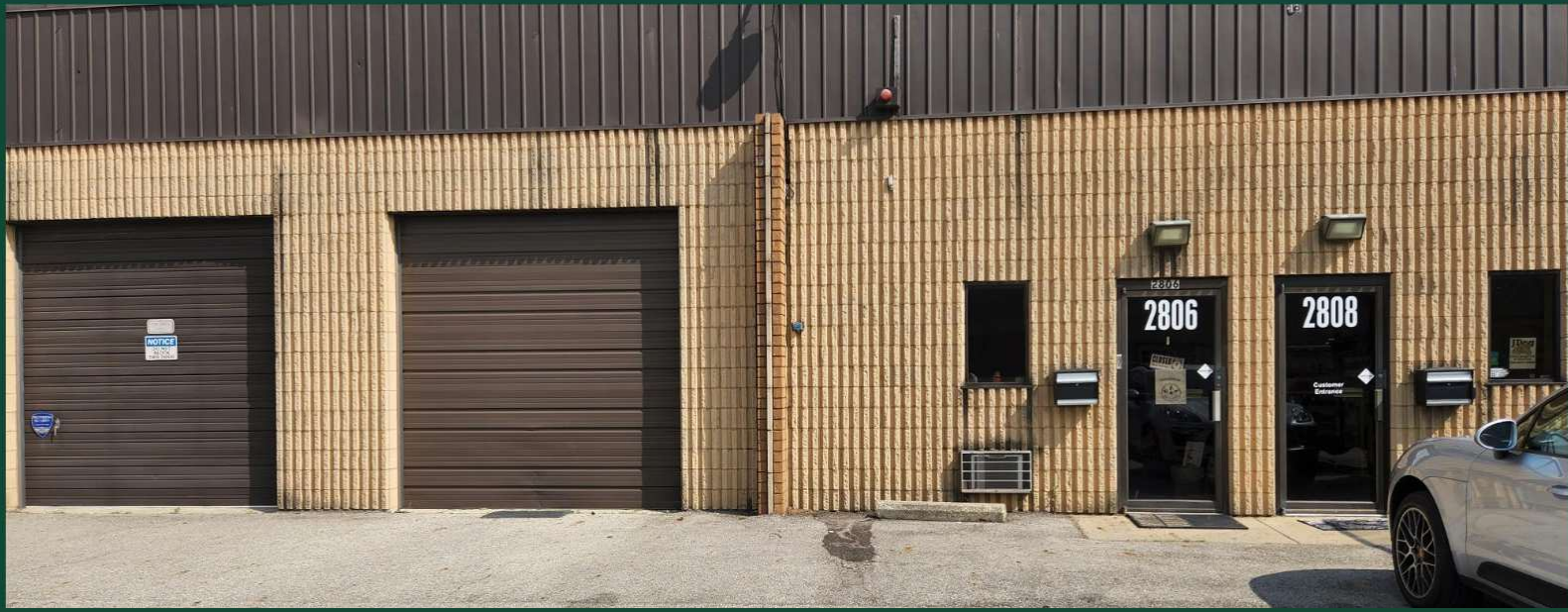




Manufacturing For Lease

**2800 - 2826 BANWICK RD
COLUMBUS, OH 43232**



Units 2806 & 2810 Available

Paul Trautman

614.255.9218

pault@krgre.com

Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

2800 - 2826 Banwick Rd Columbus, OH 43232



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Lease Rate	\$1,650.00 PER MONTH
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OFFERING SUMMARY

Building Size:	24,000 SF
Available SF:	3,000 SF
Lot Size:	1.41 Acres
Zoning:	M - 1 Manufacturing
Market:	Columbus

PROPERTY OVERVIEW

This 1-story industrial building that is in good condition has space available. Suites available have a small office, private restrooms and 10X10 overhead door. Banwick Rd has easy access to surrounding central Ohio suburbs such as Blacklick, Reynoldsburg and Pickerington. Site sits among manufacturing companies & retail companies in a sizable residential area.

LOCATION OVERVIEW

This building is located roughly 15 minute Southeast of Downtown Columbus, Oh. Surrounding the industrial park this site sits in are major Columbus roads and highways; to the West is the Southeast Expressway, Rt 33; to the North is I-70 and to the East, running right past the property is James Rd.

PROPERTY HIGHLIGHTS

- 40k+ cars passing daily on Rt 33
- Parking available
- 10X10 overhead door
- Private small office

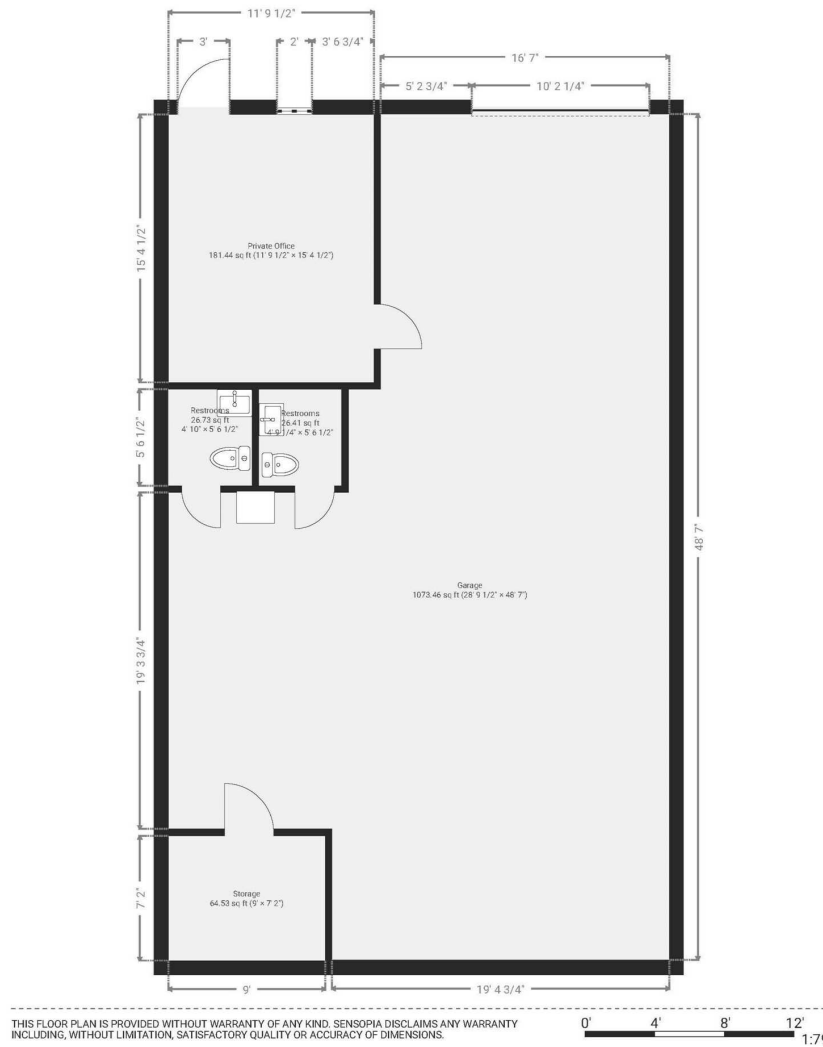
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2806 Banwick Rd	1,500 SF	Modified Gross	\$1,650 per month
2810 Banwick Rd	1,500 SF	Modified Gross	\$1,650 per month Leased

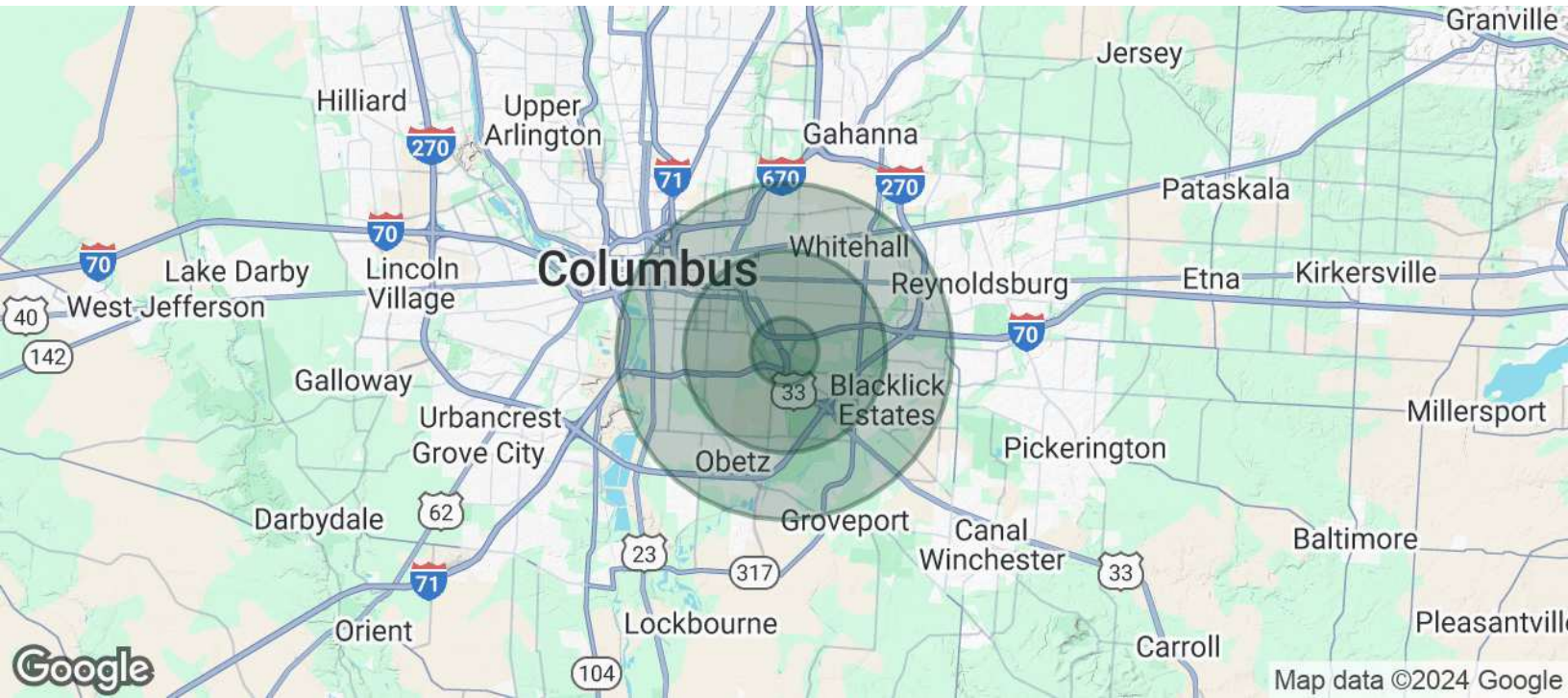
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,963	85,953	237,123
Average Age	34.1	35.5	35.0
Average Age (Male)	33.1	33.3	33.7
Average Age (Female)	35.4	37.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,507	34,544	95,938
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$43,233	\$50,281	\$49,528
Average House Value	\$129,937	\$134,911	\$133,240

2020 American Community Survey (ACS)

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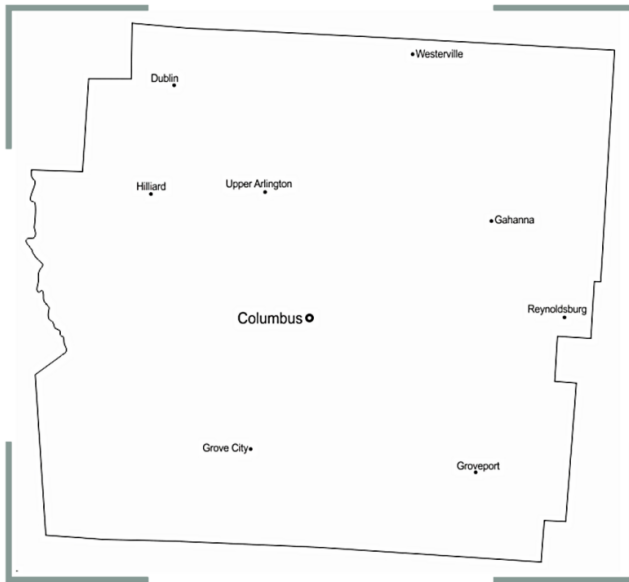


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FRANKLIN COUNTY



1,321,414
POPULATION



34.2
MEDIAN AGE



\$105,947
AVG INCOME

TOP EMPLOYERS

ABERCROMBIE & FITCH

AEP

CARDINAL HEALTH

GAP, INC

NATIONWIDE INSURANCE

SAFELITE AUTOGLASS

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PAUL TRAUTMAN

Brokerage Associate / Property Manager

pault@krgre.com

Direct: 614.255.9218 | Cell: 614.975.7536

PROFESSIONAL BACKGROUND

Paul Trautman has over 40 years of experience in commercial and residential real estate as a broker and property manager. Prior to joining Kohr Royer Griffith Inc in early 2021, Paul previously held positions at Trautman Real Estate, 5812 Investment Group LLC and was a Founding Trustee of the Capital Crossroads Special Improvement District.

Paul began his career with Trautman Real Estate where he started out in maintenance before moving up to become a third-generation broker of the firm. At Trautman Real Estate, he represented clients ranging from local independent business owners to international companies located across multiple continents. Paul was in a property management role at 5812 Investment Group LLC which services mostly the Columbus and Dayton, Oh area.

Paul is a lifelong resident of Columbus and brings a unique understanding of real estate having learned from the inside out which gives him to perspective to all sides of the triangle between owners, tenants, and brokers. Although Paul's experience is multi-faceted and includes working with both large and small companies, his specialty is working with individuals and closely held businesses.

EDUCATION

The Ohio State University

Hondros College, Real Estate

Professional Licensing & Continuing Education, Real Estate

MEMBERSHIPS

Memberships:

- Columbus Board of Realtors
- National Association of Realtors
- Ohio Association of Realtors

Volunteer Experience:

- Capital Crossroad's Special Improvement District, Founding Trustee, Past Chairman
- Ducks Unlimited, Past Chairman, Columbus Chapter
- Youth Football coach

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