



Manufacturing Space For Lease



2014 ZETTLER RD

Paul Trautman

614.255.9218
pault@krgre.com

Zettler Rd Columbus, OH 43232



OFFERING SUMMARY

| | |
|----------------------|--------------------------------------|
| Available SF: | 1,800 SF |
| Lease Rate: | \$1,650/ month |
| Lease Type: | Modified Gross |
| Market: | Columbus |
| Submarket: | Reynoldsburg / Whitehall / Blacklick |
| VPD: | Nearly 100k on I-70 |

PROPERTY OVERVIEW

This building has excellent visibility from the I-70 freeway that runs to the north of the building. There is a spaces currently available in this business park. Each unit has office space, warehouse space, private restrooms and 1-10X10 drive in door at the rear of the unit. See spaces for specific details on each unit.

LOCATION OVERVIEW

Building is located off of James Rd via Petzinger Rd southeast of Columbus, Oh. The on and off ramps for I-70 are a mere mile to the west of the site providing access to I-270. SR 104 is a few minutes to the south of the site.

PROPERTY HIGHLIGHTS

- Excellent visibility from I-70
- 10X10 overhead door
- Private restrooms
- On building signage

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📍 1480 Dublin Road, Columbus, OH 43215
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Unit 2014 Info

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AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE RATE | DESCRIPTION |
|-------------|-----------|-------------------|---|
| ■ Unit 2014 | 1,800 SF | \$1,650 per month | Small office in front, private restrooms, 10X10 drive in door in rear |

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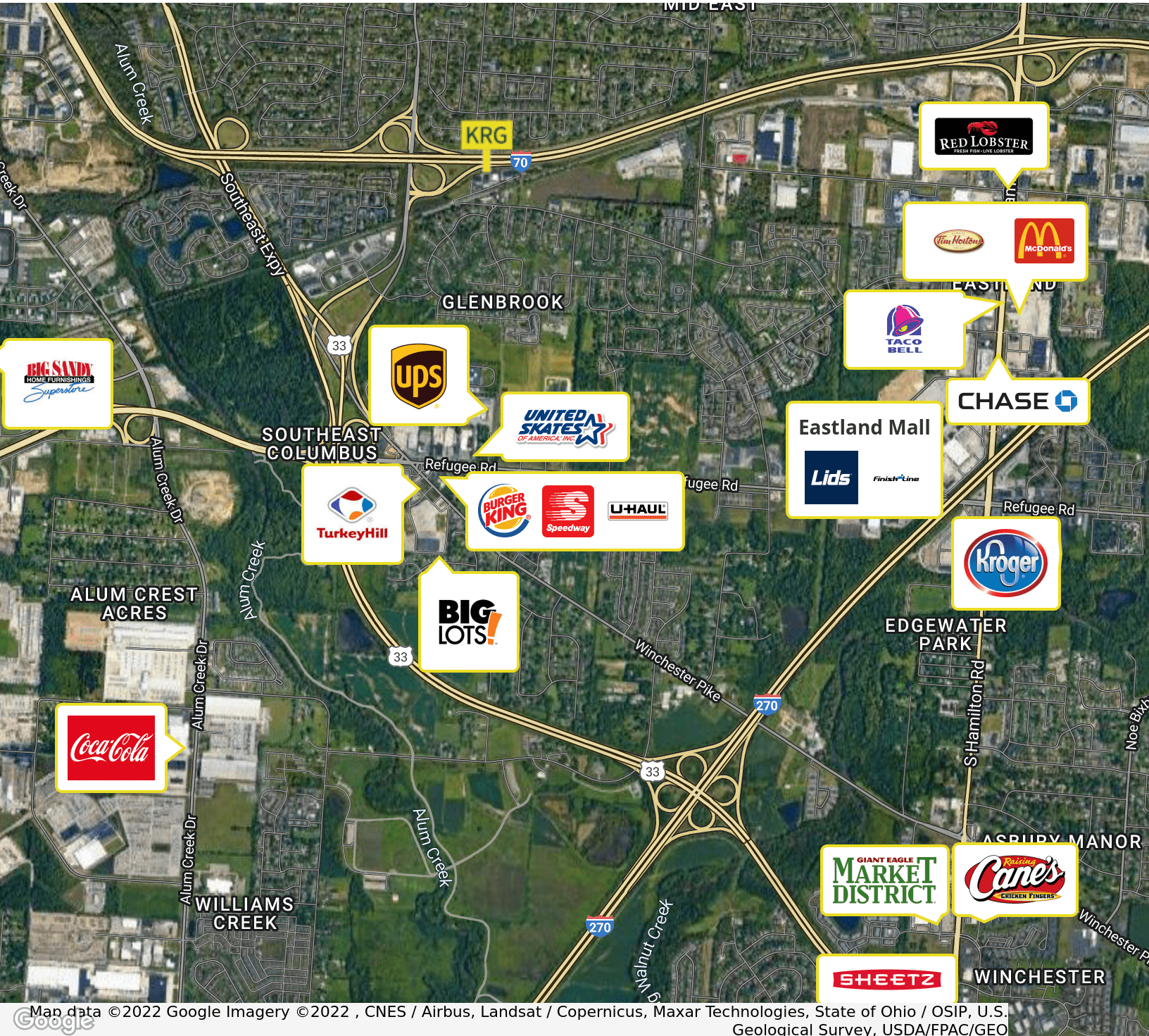


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Notable Retailers

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FRANKLIN COUNTY INSIGHTS



1,312,414
RESIDENTS



32
MEDIAN AGE



\$105,947
AVG INCOME



NOTABLE EMPLOYERS

- Abercrombie & Fitch
- Cardinal Health
- Nationwide Insurance
- Gap, Inc
- AEP
- Safelite AutoGlass

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PAUL TRAUTMAN

Brokerage Associate / Property Manager

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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

- 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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