



INDUSTRIAL OFFICE / WAREHOUSE FOR LEASE

◆ 9464 JERSEY MILL RD, PATASKALA, OH 43062 ◆

Paulina Canini

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Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215

📞 614.228.2471 | krgre.com

9464 Jersey Mill Rd Pataskala, OH 43062



OFFERING SUMMARY

Lease Rate:	\$16,014.75 per month (Gross)
Building Size:	30,160 SF
Available SF:	11,556 SF
Lot Size:	36.58 Acres
Year Built:	2019
Zoning:	Commercial Warehouse
Market:	Central Ohio
Submarket:	Pataskala

PROPERTY OVERVIEW

Just 5 miles from the Intel development and right off SR-161, this space offers 16-ft ceiling height, 2 drive-in doors, and a closing fire door that separates it from the remaining office/warehouse.

Inside, you'll find 4 offices, a breakroom, storage space, service tool crib, mechanical room, and bathroom. The space has its own back and side door entrances, and separate alarm system. There is roomy parking access in a paved lot.

All utilities (electric, propane gas, water, sewer) and building maintenance including snow removal and lawncare are included.

PROPERTY HIGHLIGHTS

- Intel development nearby
- Utilities and building maintenance included
- Separate and secured entrance
- 16-ft ceilings and 2 drive-in doors
- Well-maintained and move-in ready
- ~40K VPD on SR 161

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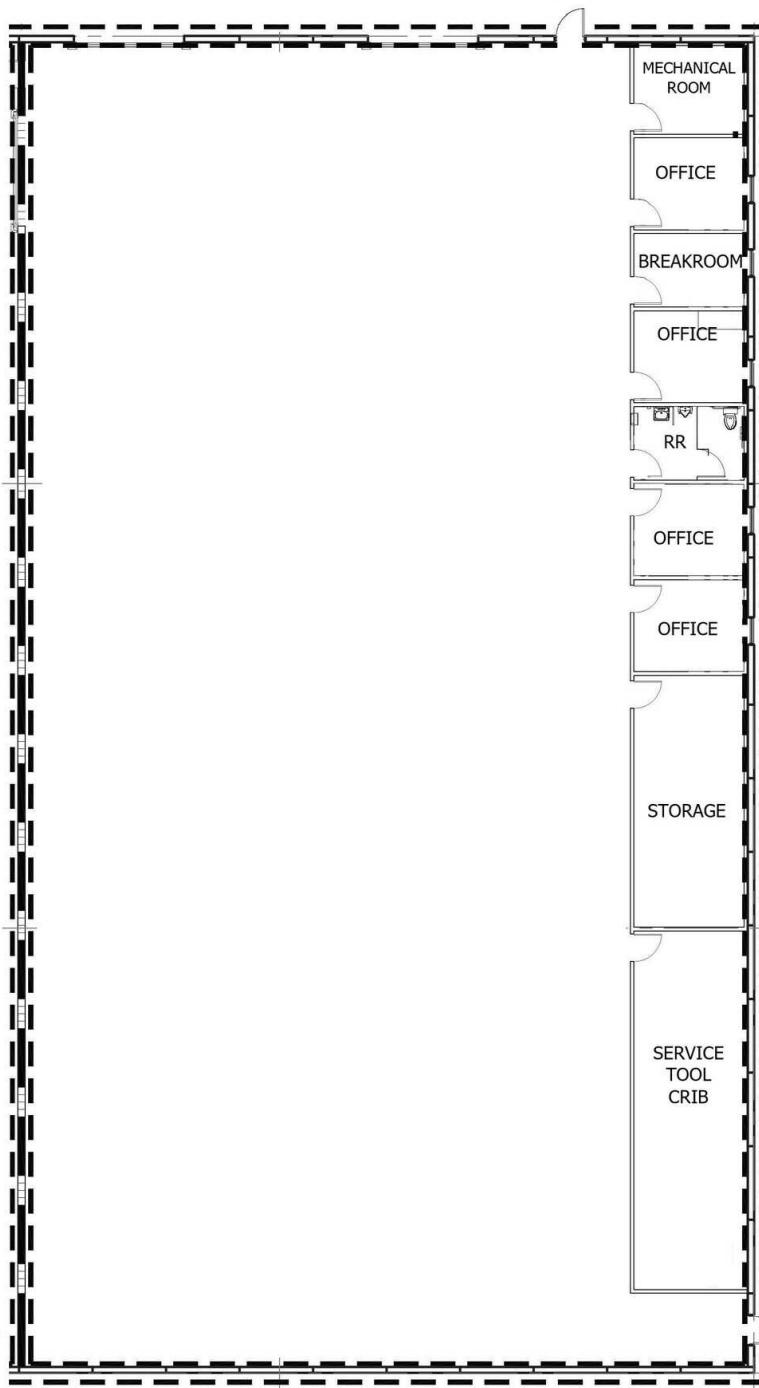
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Floor Plan

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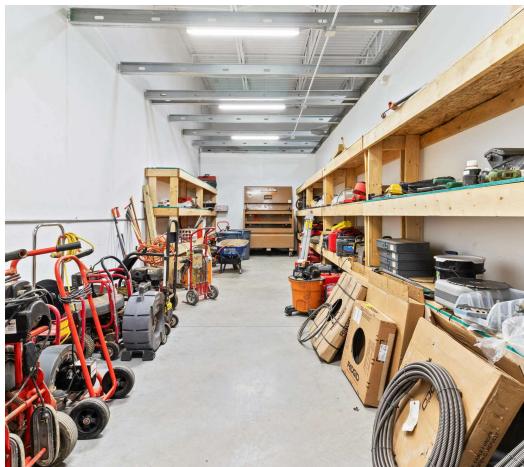
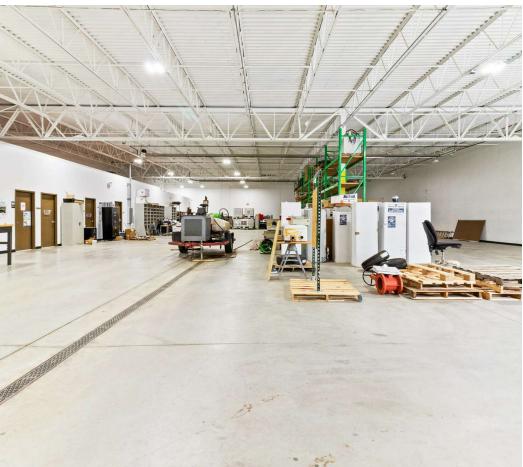
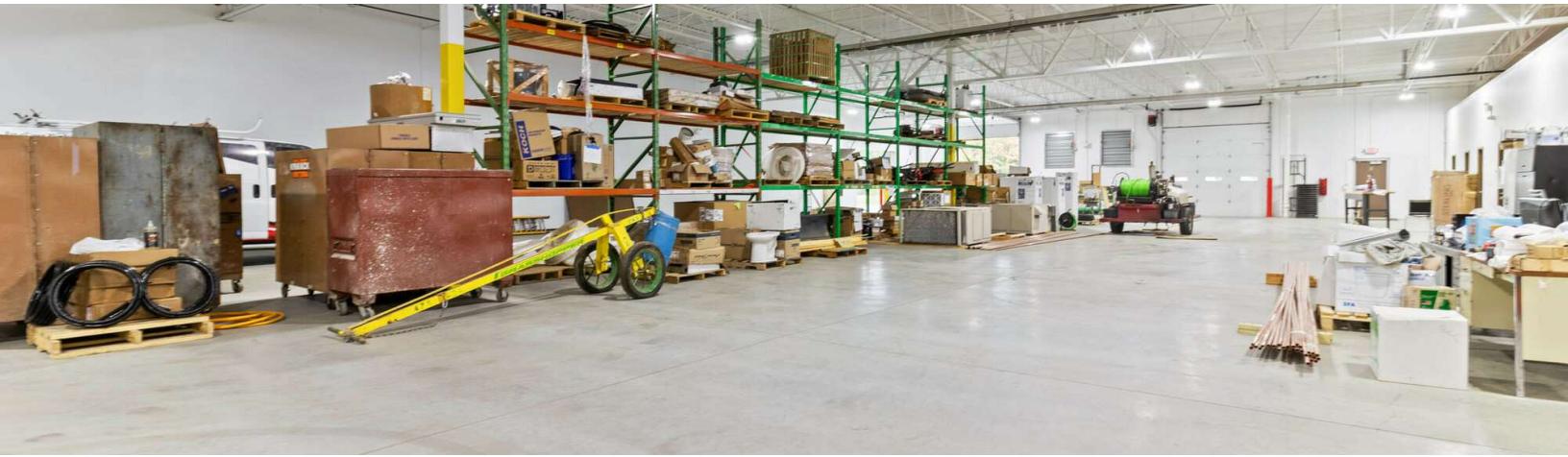
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Photos - Interior

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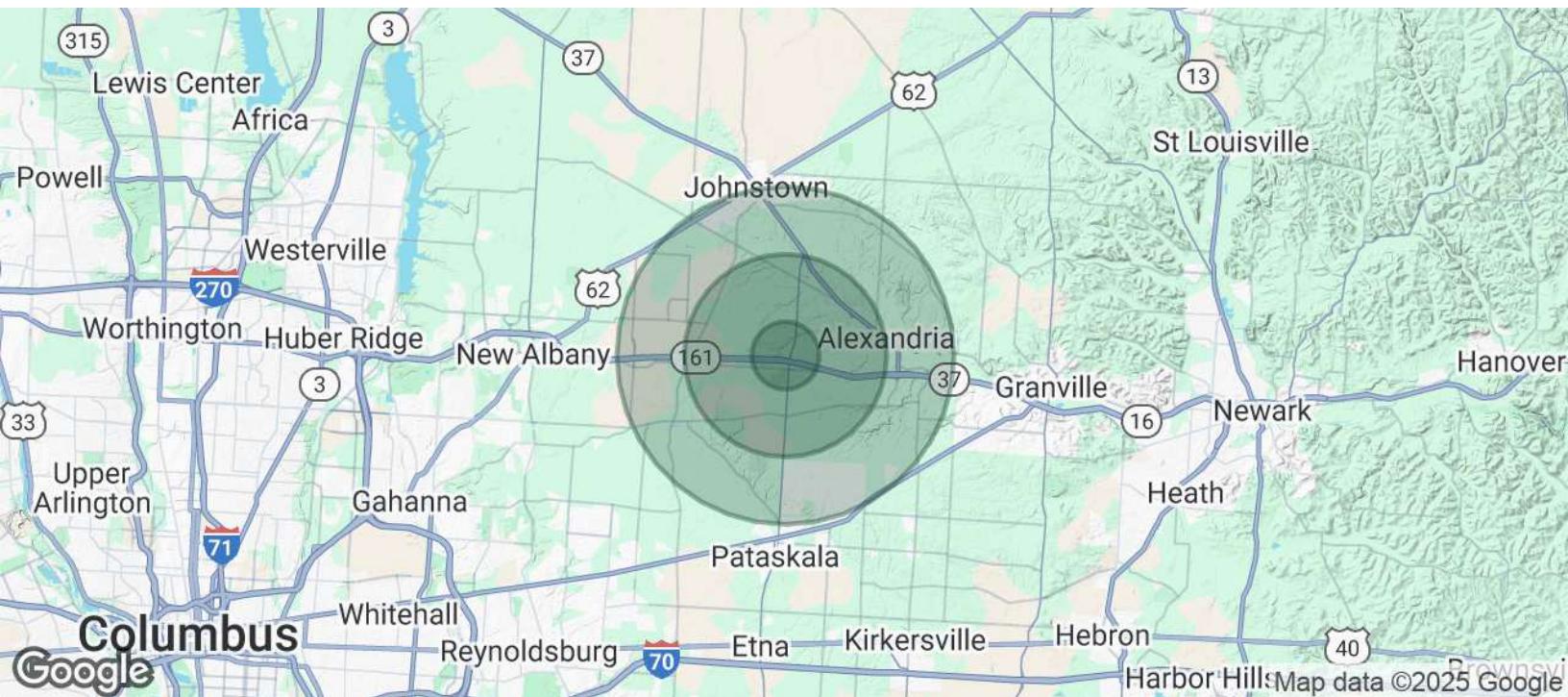
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Demographics Nearby

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	239	2,719	17,237
Average Age	45	45	42
Average Age (Male)	44	44	41
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	92	1,063	6,501
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$140,030	\$133,449	\$124,843
Average House Value	\$433,142	\$432,001	\$369,989

Demographics data derived from AlphaMap

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PAULINA CANINI

Broker Agent

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Direct: **614.271.2260**

PROFESSIONAL BACKGROUND

Paulina Canini joined KRG in 2024 after 10+ years working in advertising sales for award winning media companies. She began her real estate career as a property manager and has quickly built a foundational understanding of the industry. She is facilitating transactions across retail, medical, office, and mixed use land developments for developers, landlords, and tenants. Her relationship-oriented approach, commitment to providing outstanding service, and deep roots in Columbus allow her to help clients navigate the waters of commercial real estate. Paulina enjoys cooking, antique shopping, and spending time with friends and family.

EDUCATION

Ohio State University, Bachelor of Science in Business Administration, Marketing; Minor, Italian Language

MEMBERSHIPS

National Association of REALTORS

Waverly Project, Mentor and Consultant

Young Friends Member, Norton Museum of Art

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