



Industrial Property For Lease



MORRISON COMMERCE CTR



**384-420 Morrison
Rd**

Columbus, OH 43213

Paul Trautman

614.255.9218

pault@krgre.com

Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

384-420 Morrison Rd Columbus, OH 43213



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 384-420 Morrison Rd, Columbus, OH, 43213. This property offers outstanding visibility from I-270, making it an ideal location for businesses seeking maximum exposure. With 1 Drive-in at the front and 1 Dock door in the rear options, this space is equipped to meet a variety of operational needs.

LOCATION DESCRIPTION

Building is just east of the I270 Outerbelt in the Industrial Zone on Morrison Rd and Levitt Rd. Easy access to several major Columbus suburbs such as Blacklick, Reynoldsburg and Gahanna.

PROPERTY HIGHLIGHTS

- Excellent visibility from I-270
- 1 Drive-in at the front (some units)
- 1 Dock door in the rear (some units)
- Building signage available

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 384	1,800 SF	Modified Gross	\$1,800 per month	Small office 2 restrooms 10'X10' rear drive in door
■ Unit 390	1,800 SF	Modified Gross	\$1,800 per month	10'x30' office, 2 restrooms, 10x10 drive in door in rear
■ Unit 398	1,800 SF	Modified Gross	\$1,800 per month	10'x30' office, 2 restrooms, 10x10 drive in door in rear
■ Unit 416	1,800 SF	Modified Gross	\$2,000 per month	Small office 2 restrooms 10'X10' Front drive in door 10'X10' Rear dock door 12' Ceiling height

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Photos - Unit Unit 384

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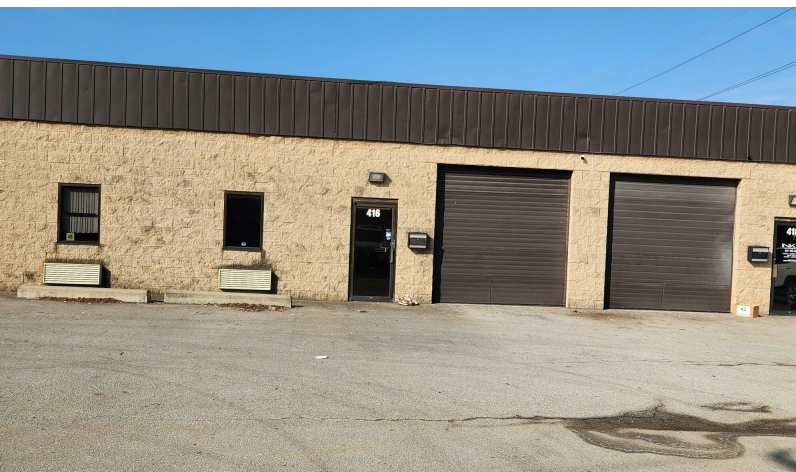
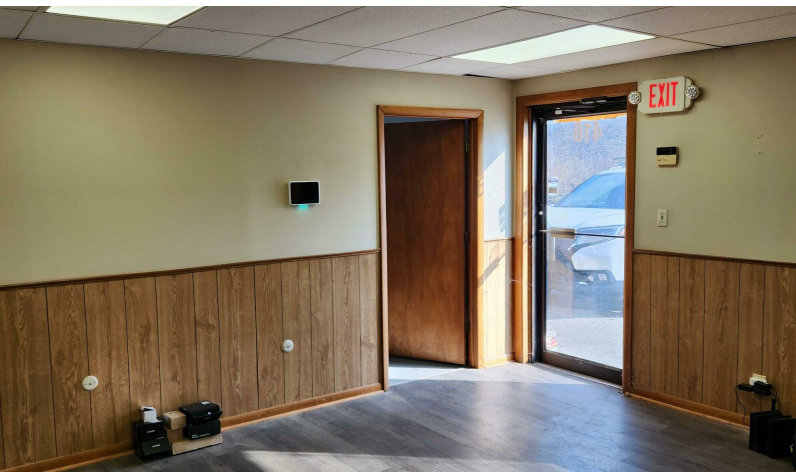


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Photos - Unit 416

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Notable Retail And Employers

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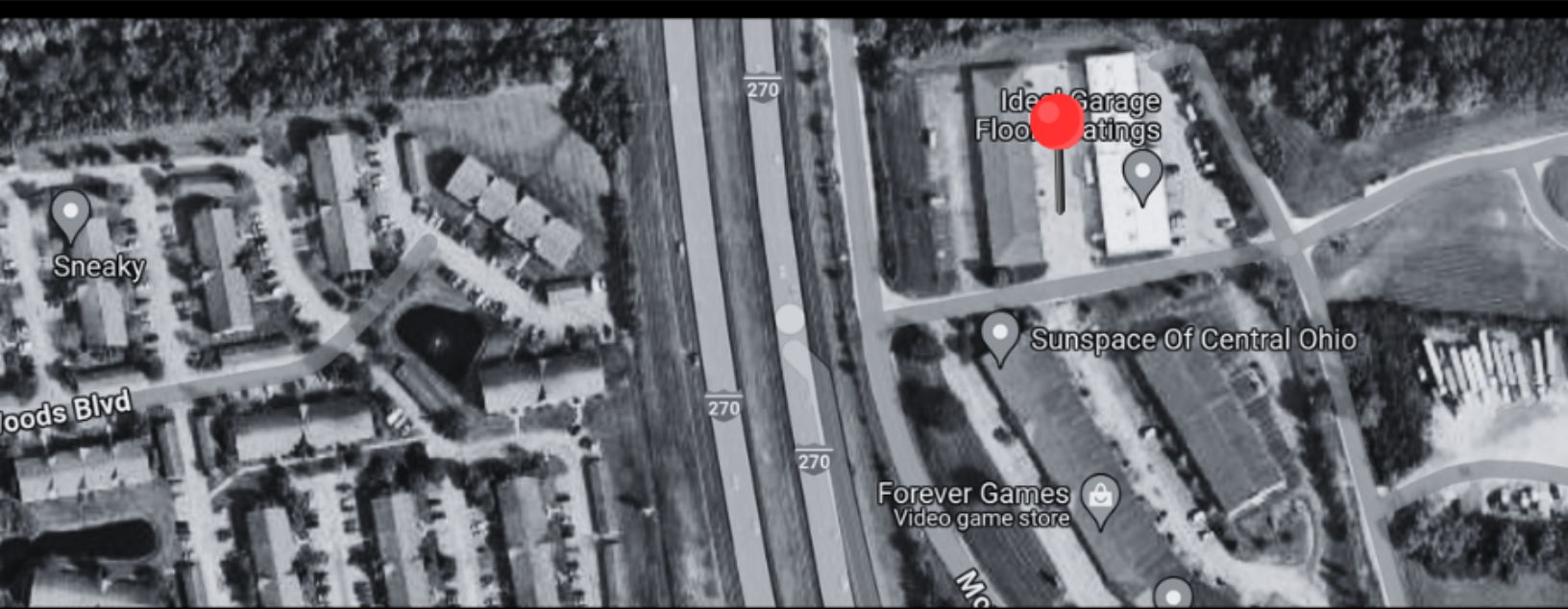
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FRANKLIN COUNTY INSIGHTS



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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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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