

2000 & 2002 Zettler Rd, Columbus, OH 43232



Where Industry Gets to Work

5K- 11,200 SF

SF Available

\$8 SF/YR

Lease Rate

NNN

Lease Type

25%

75%

Office Space / Warehouse Space

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

2000 - 2002 Zettler Rd, Columbus, OH 43232

Benefit from outstanding visibility and convenient access with this strategically located industrial property just off I-70. Situated within a dynamic business park, this offering presents a prime leasing opportunity for businesses seeking both exposure and functionality.

Two (2) available units are designed with flexibility in mind, featuring a balance of professional office space and generous warehouse area. Each unit is equipped with private restrooms and a 10' x 10' rear drive-in door and loading dock to support efficient day-to-day operations.

Available units can be combined.

- **Exceptional Visibility:** Prominent exposure along I-70 with nearly 100K vehicles per day, offering strong branding and accessibility advantages
- **Functional Loading Access:** Each unit is equipped with a 10' x 10' rear drive-in overhead door and loading dock for efficient loading and operations
- **On-Building Signage:** Enhance your company's presence with high-visibility exterior signage
- **Private Entrance:** Dedicated entry point providing added convenience and professional appeal
- **Well-Balanced Layout:** Combination of dedicated office space and expansive warehouse area to support a range of business needs

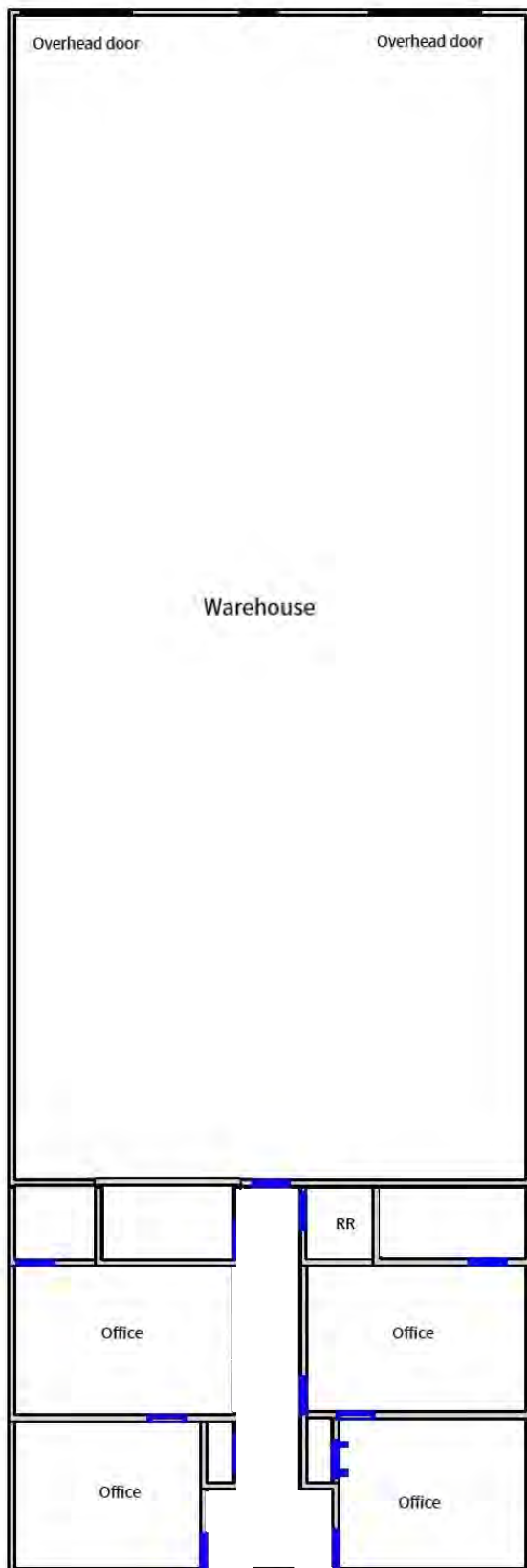


AVAILABLE SF:	5,000, 6,200 SF
COMBINED SF:	11,200 SF
LEASE RATE:	\$8 SF/YR
LEASE TYPE:	NNN
% OFFICE:	25%
% WAREHOUSE:	75%
ZONING:	Industrial / Warehouse

Unit 2000

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- 5000 sf
- 10 x 10 Drive in rear, (1) loading dock
- 3 private offices



Unit 2002

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- 6,200 SF
- 10 x 10 Drive in rear, (1) loading dock
- 14' Clear Height



Location & Demographics

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TRAFFIC COUNTS

I-70 Near Site

89,781

VEHICLES PASSING PER DAY

I-70 On Ramp

7,801

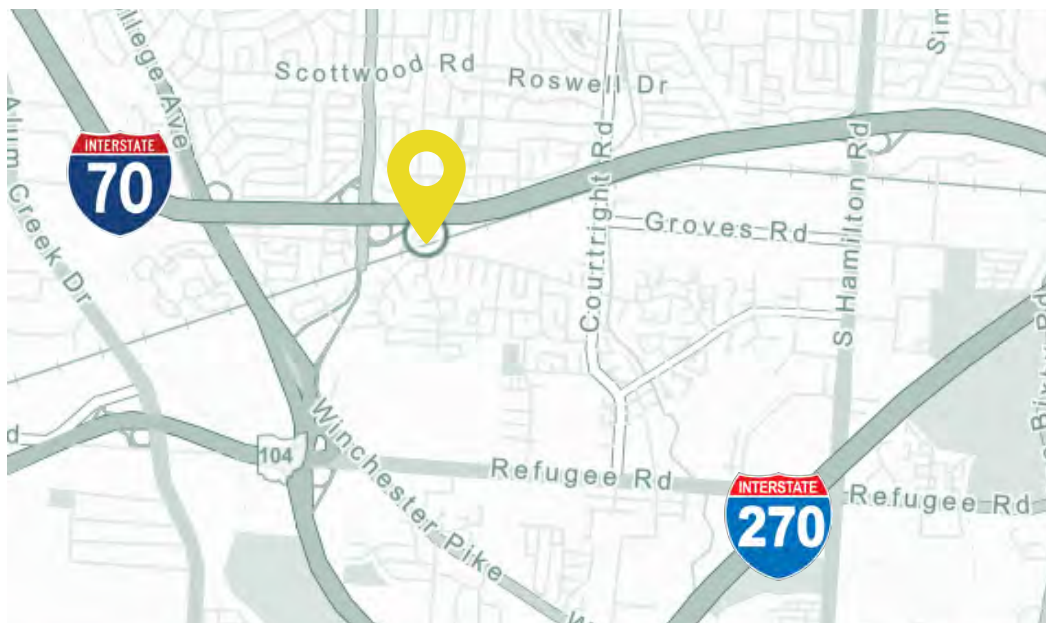
VEHICLES PASSING PER DAY

NEARBY ANCHORS

- UPS
- Big Sandy Superstore
- Coca-Cola
- ServiceMaster
- Buckeye Metal Works

DEMOGRAPHIC SNAPSHOT

METRIC	3 miles
Population	110,410
Households	45,135
Avg HHI	\$74,332
Businesses	3,792
Employees	30,416



Contact

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For more information or to schedule a tour:



Kohr Royer Griffith Inc
Commercial Real Estate Services



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EXPERIENCE MATTERS

Kohr Royer Griffith Inc. has been Central Ohio's trusted commercial real estate resource since 1914. With more than 110 years serving the Columbus market, our brokers bring unmatched local knowledge, deep relationships, and a proven track record across every asset class. KRG team members have held leadership roles in every major local real estate organization — and our relationships come first in everything we do.



Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.