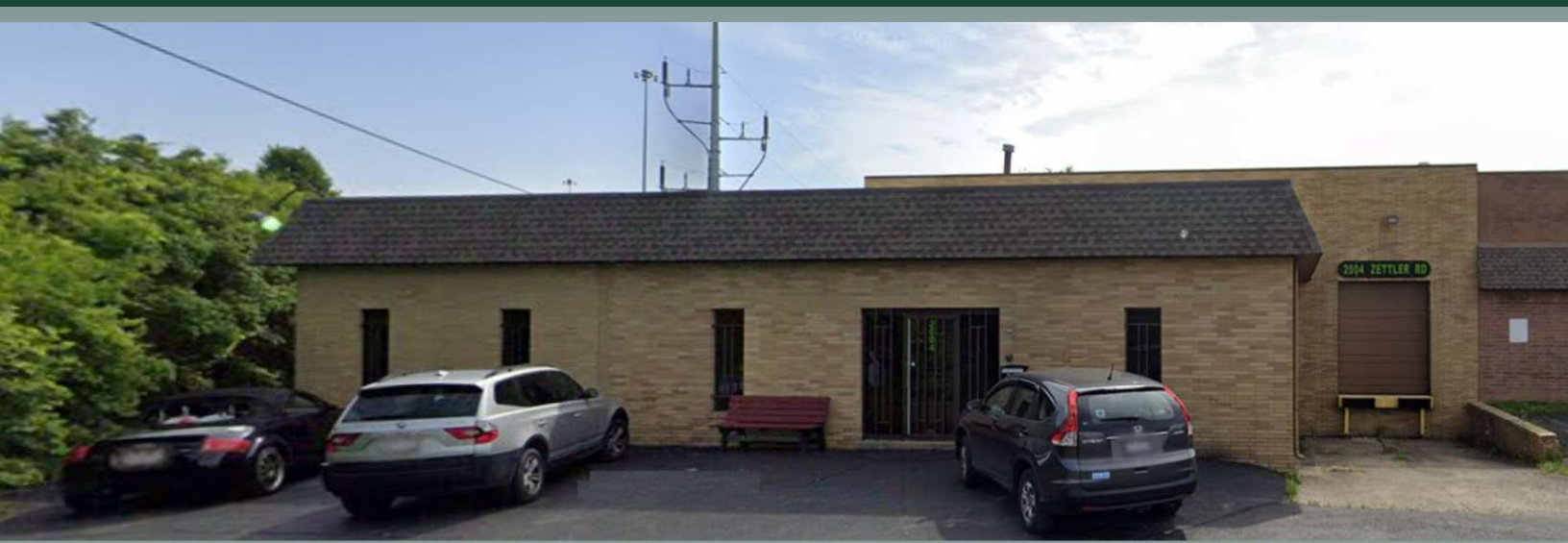




Manufacturing Space For Lease



2000 - 2026 ZETTLER RD
COLUMBUS, OH 43232

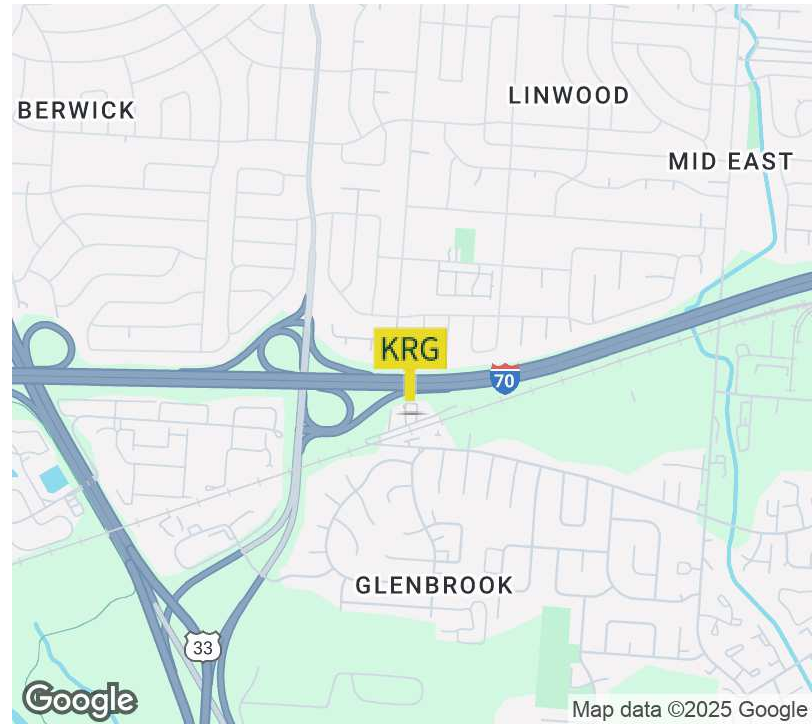
Unit 2004

Paul Trautman

614.255.9218

pault@krgre.com

2004 Zettler Rd Columbus, OH 43232



Lease Rate	\$10.00 SF/YR
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OFFERING SUMMARY

Building Size:	16,800 SF
Available SF:	8,500 SF
Zoning:	Commercial Warehouse
Market:	Columbus
Submarket:	Reynoldsburg / Whitehall / Blacklick

PROPERTY OVERVIEW

This building has excellent visibility from the I-70 freeway that runs to the north of the building. There is a space 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
- I-70 has nearly 100K VPD
- 10X10 overhead door
- Private restrooms
- Private entrance

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2004 Zettler Rd Columbus, OH 43232



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 2004	Available	8,500 SF	Modified Gross	\$10.00 SF/yr	This 8,500 SF space has 5,100 warehouse and 3200 SF office with 3 private restroom. There is surface parking in front of the building. Also has 1- 10X10 drive in door and 1 dock.

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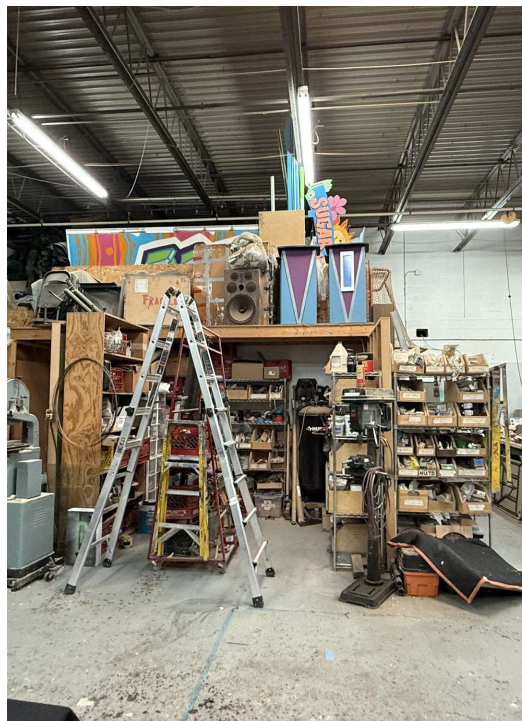


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Additional Photos

Industrial Property For Lease

2004 Zettler Rd Columbus, OH 43232



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Notable Retailers

Manufacturing Space For Lease

Zettler Rd Columbus, OH 43232



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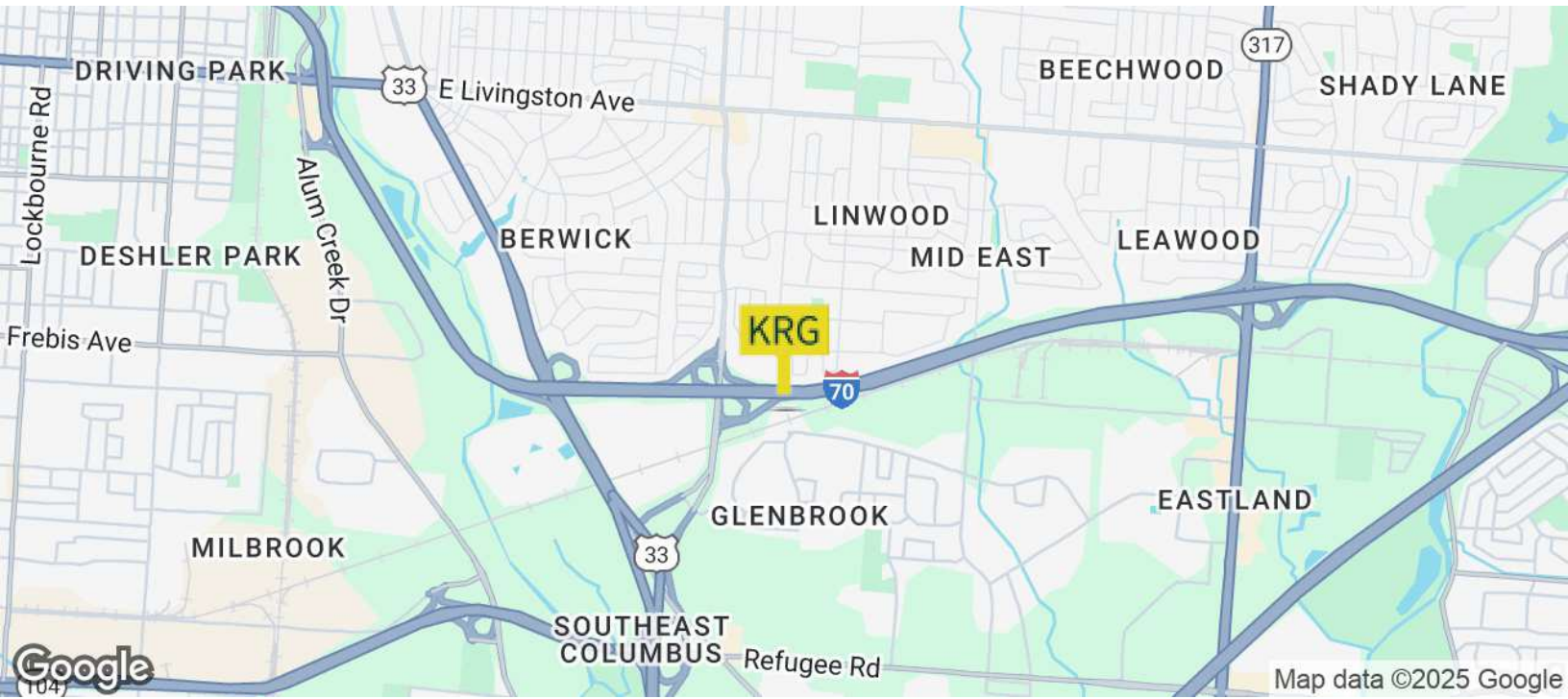
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,054	94,076	231,378
Average Age	35.0	35.3	35.0
Average Age (Male)	33.4	33.6	33.6
Average Age (Female)	36.2	37.2	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,517	37,960	92,958
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$44,236	\$49,845	\$50,130
Average House Value	\$165,121	\$134,779	\$131,131

* Demographic data derived from 2020 ACS - US Census

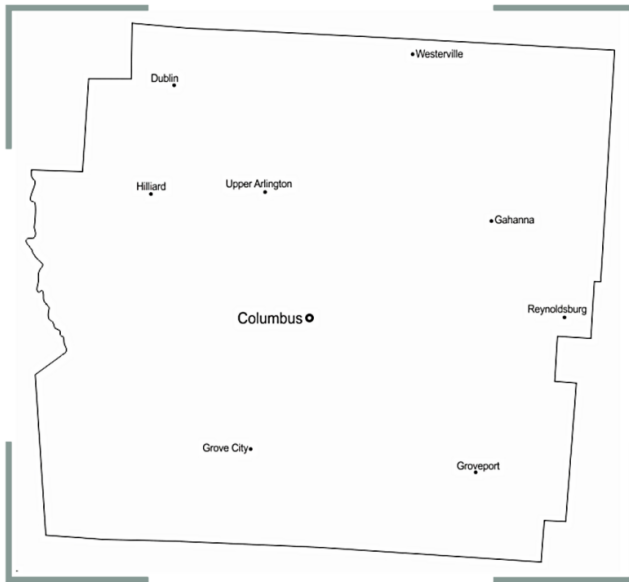
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FRANKLIN COUNTY



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

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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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