



Manufacturing Space For Lease



**Zettler Rd #2024**  
Columbus, OH 43232

**Paul Trautman**  
614.255.9218  
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**Kohr Royer Griffith**

📍 1480 Dublin Road, Columbus, OH 43215  
📞 614.228.2471 | [krgre.com](http://krgre.com)

# Executive Summary

Manufacturing Space For Lease

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## OFFERING SUMMARY

<b>Available SF:</b>	2,400 SF
<b>Lease Rate:</b>	\$2,200/ month
<b>CAM Rate:</b>	Roughly \$2 /SF
<b>Lease Type:</b>	MG
<b>Market:</b>	Columbus
<b>Submarket:</b>	Reynoldsburg / Whitehall / Blacklick
<b>VPD:</b>	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 are 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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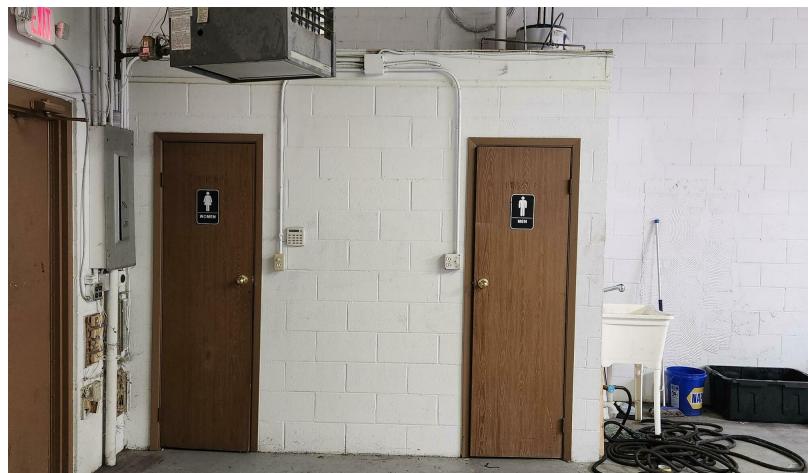
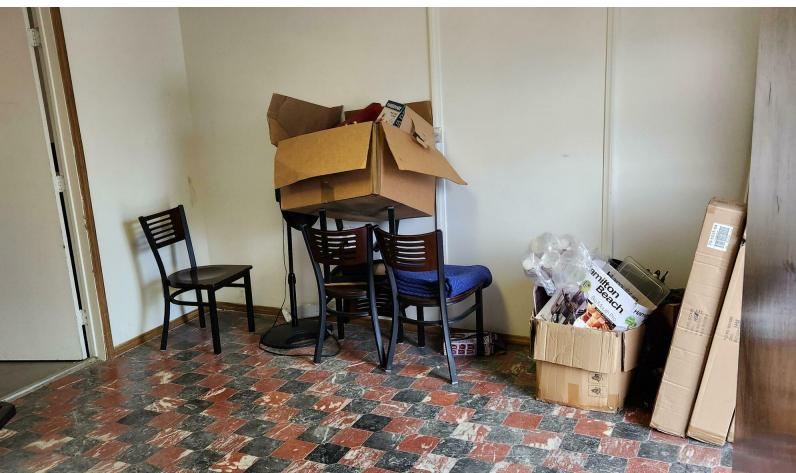


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# Photos - Unit 2024

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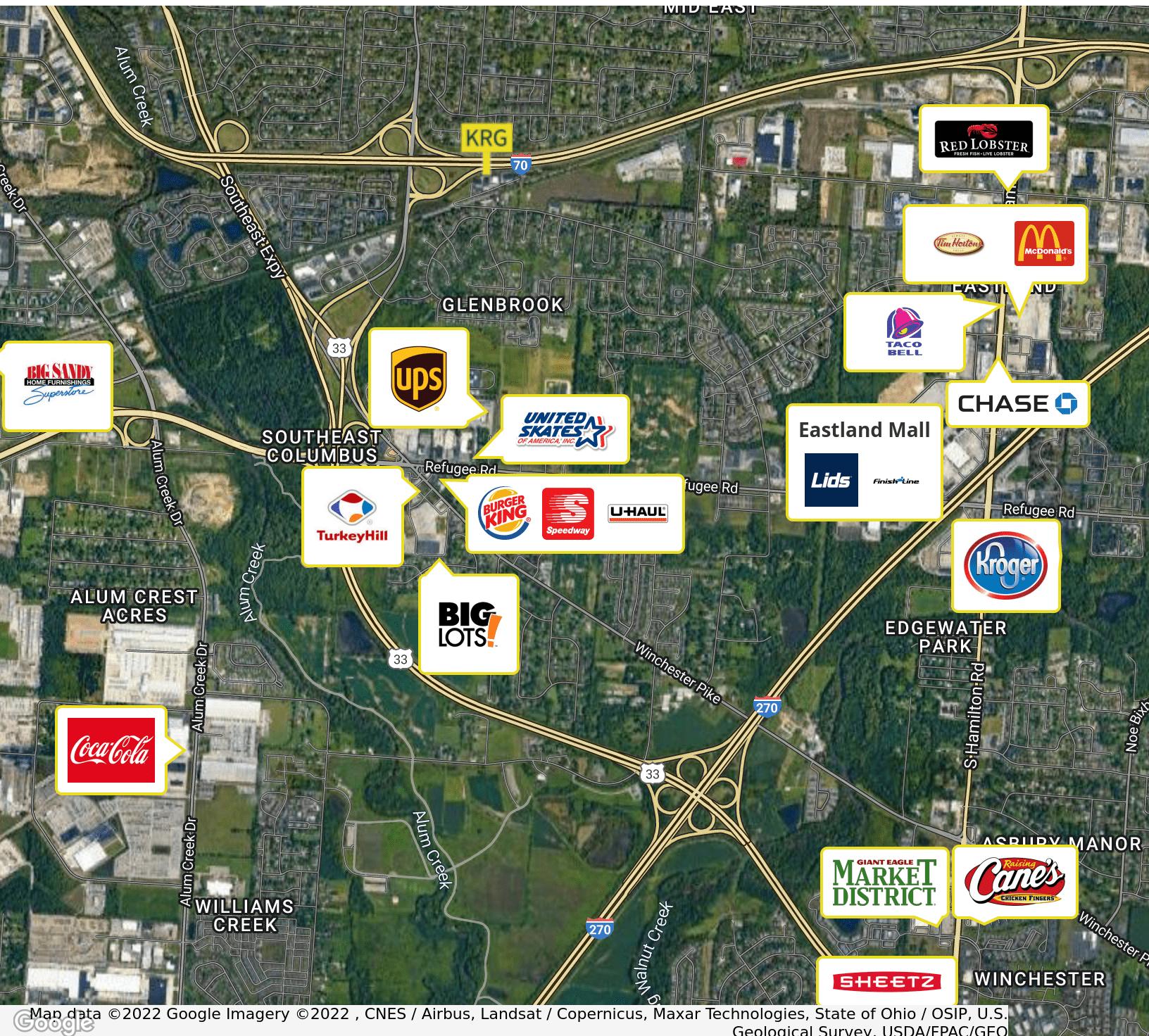


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# Retailer Map

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# County Highlights - Franklin County

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1,316,756  
RESIDENTS



36.1  
MEDIAN AGE



504,702  
HOUSEHOLDS



\$58,762  
MEDIAN HH INCOME

## 10 Largest Private Sector Employers

JPMORGAN CHASE & CO  
NATIONWIDE  
HONDA  
L BRANDS  
CARDINAL HEALTH  
HUNTINGTON  
AMAZON  
AMERICAN ELECTRIC POWER CO  
ALLIANCE DATA  
ABERCROMBIE & FITCH

### No. 1

for population, job, GDP growth among Midwest's 10 largest metros

### 17

Fortune 1000 headquarters

### No. 1

rising city for startups

### 302

foreign-owned establishments

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## PAUL TRAUTMAN

Brokerage Associate / Property Manager

pault@krgre.com

**Direct:** 614.255.9218 | **Cell:** 614.508.6099

## 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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