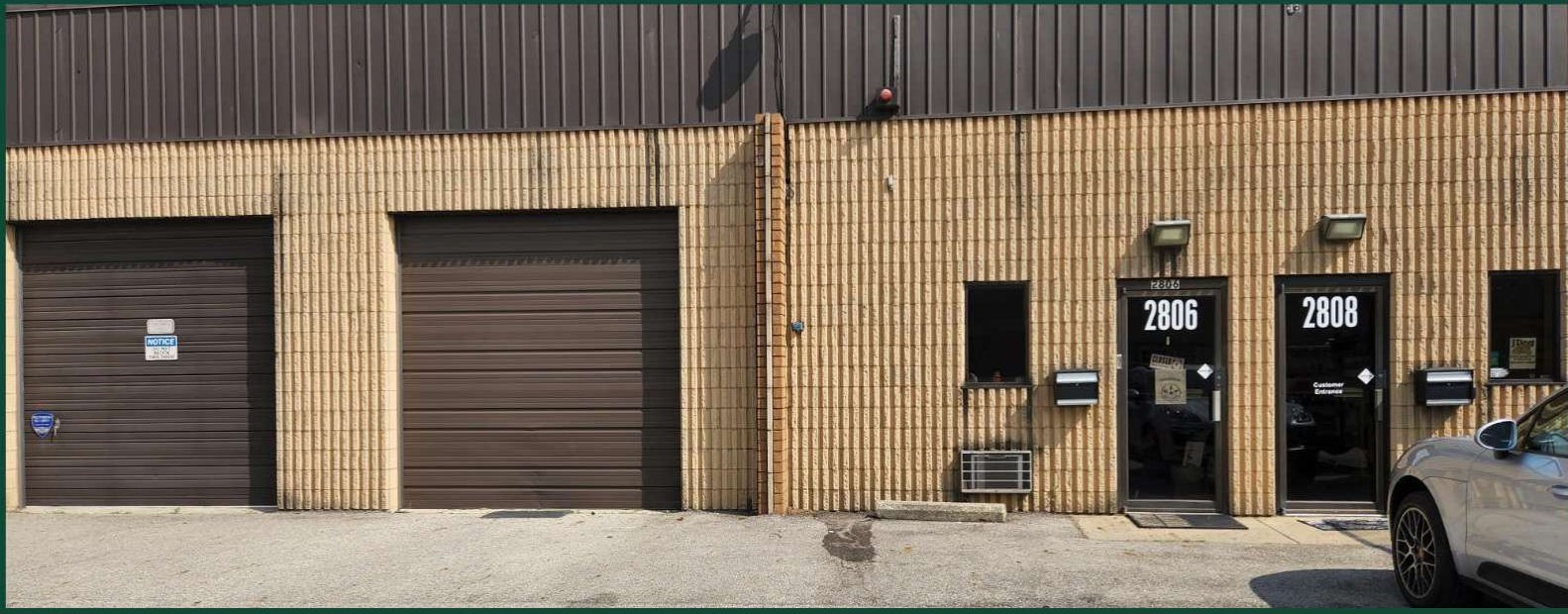




**Manufacturing For Lease**

**2800 - 2826 BANWICK RD  
COLUMBUS, OH 43232**



# **Units 2806 & 2810 Available**

**Paul Trautman**

614.255.9218

[pault@krgre.com](mailto:pault@krgre.com)

**Kohr Royer Griffith**

**1480 Dublin Road, Columbus, OH 43215**

**614.228.2471 | [krgre.com](http://krgre.com)**

2800 - 2826 Banwick Rd Columbus, OH 43232



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<b>Lease Rate</b>	<b>\$1,650.00 PER MONTH</b>
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**OFFERING SUMMARY**

<b>Building Size:</b>	24,000 SF
<b>Available SF:</b>	3,000 SF
<b>Lot Size:</b>	1.41 Acres
<b>Zoning:</b>	M - 1 Manufacturing
<b>Market:</b>	Columbus

**PROPERTY OVERVIEW**

This 1-story industrial building that is in good condition has space available. Suites available have a small office, private restrooms and 10X10 overhead door. Banwick Rd has easy access to surrounding central Ohio suburbs such as Blacklick, Reynoldsburg and Pickerington. Site sits among manufacturing companies & retail companies in a sizable residential area.

**LOCATION OVERVIEW**

This building is located roughly 15 minute Southeast of Downtown Columbus, Oh. Surrounding the industrial park this site sits in are major Columbus roads and highways; to the West is the Southeast Expressway, Rt 33; to the North is I-70 and to the East, running right past the property is James Rd.

**PROPERTY HIGHLIGHTS**

- 40k+ cars passing daily on Rt 33
- Parking available
- 10X10 overhead door
- Private small office

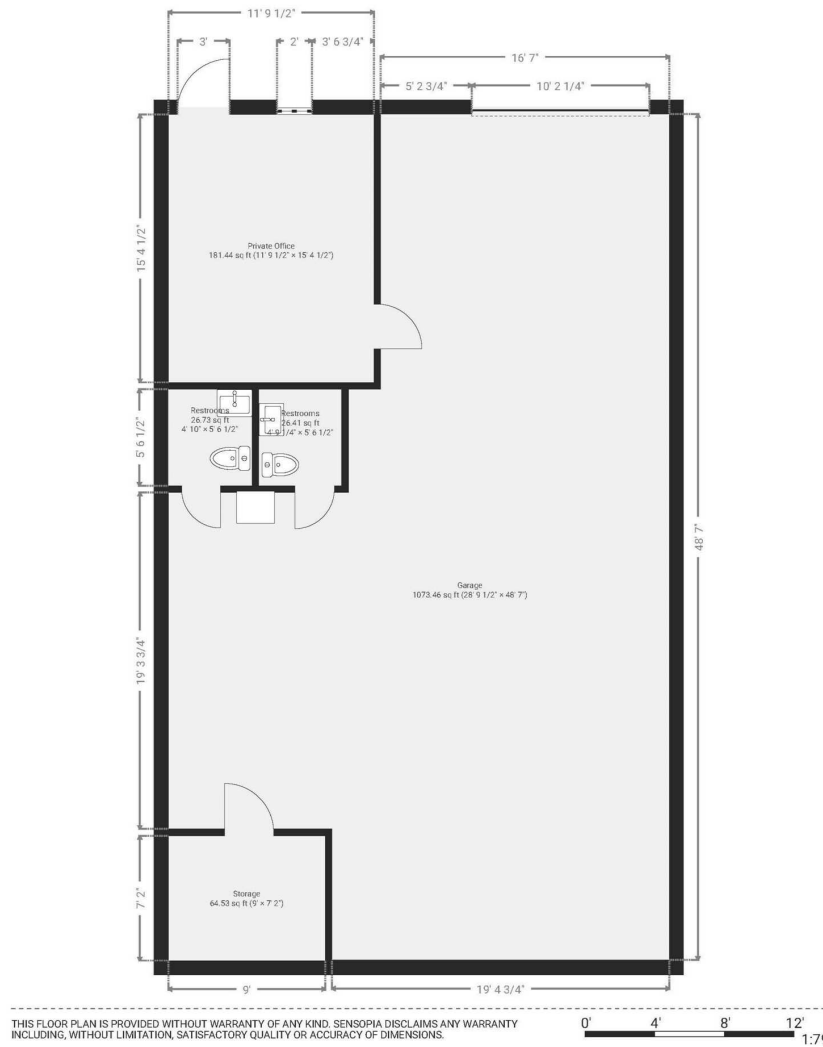
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2800 - 2826 Banwick Rd Columbus, OH 43232



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 2806 Banwick Rd	1,500 SF	Modified Gross	\$1,650 per month
■ 2810 Banwick Rd	1,500 SF	Modified Gross	\$1,650 per month

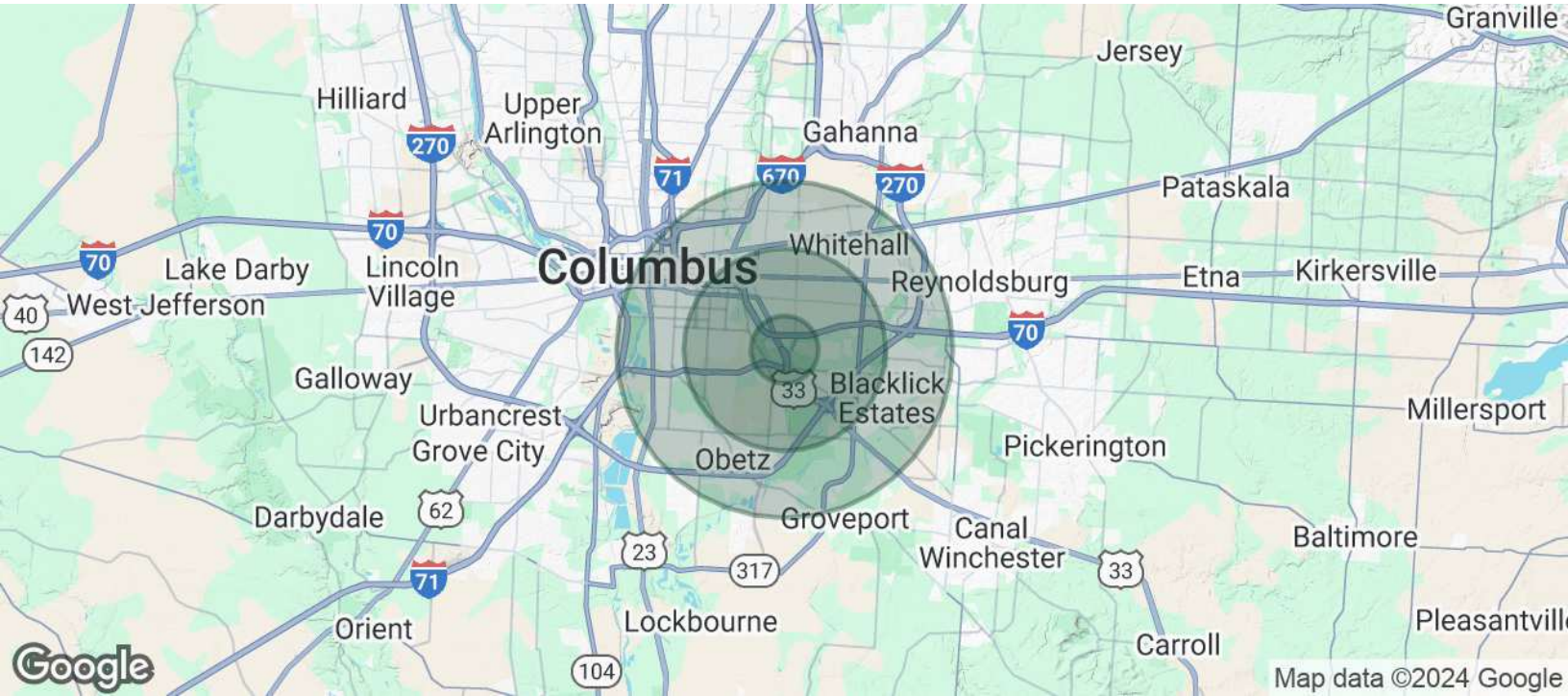
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,963	85,953	237,123
<b>Average Age</b>	34.1	35.5	35.0
<b>Average Age (Male)</b>	33.1	33.3	33.7
<b>Average Age (Female)</b>	35.4	37.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,507	34,544	95,938
<b># of Persons per HH</b>	2.2	2.5	2.5
<b>Average HH Income</b>	\$43,233	\$50,281	\$49,528
<b>Average House Value</b>	\$129,937	\$134,911	\$133,240

2020 American Community Survey (ACS)

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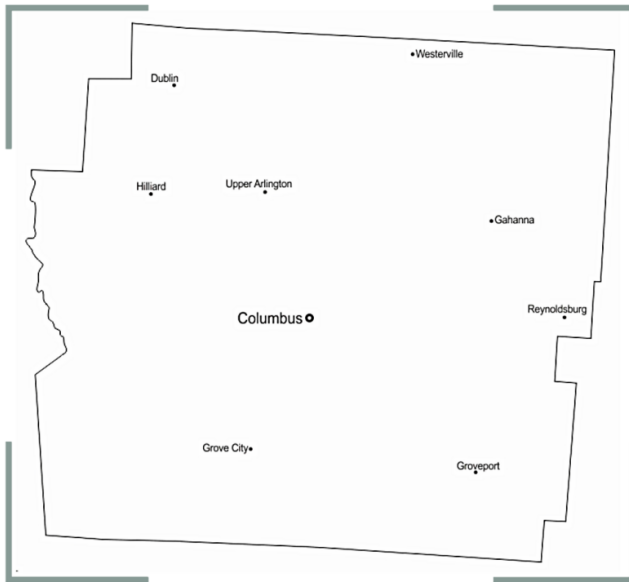


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# FRANKLIN COUNTY



**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

pault@krgre.com

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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