



## Office Warehouse Space For Lease



**1100 Rarig Ave**  
Columbus, OH 43219

**Paul Trautman**

614.255.9218

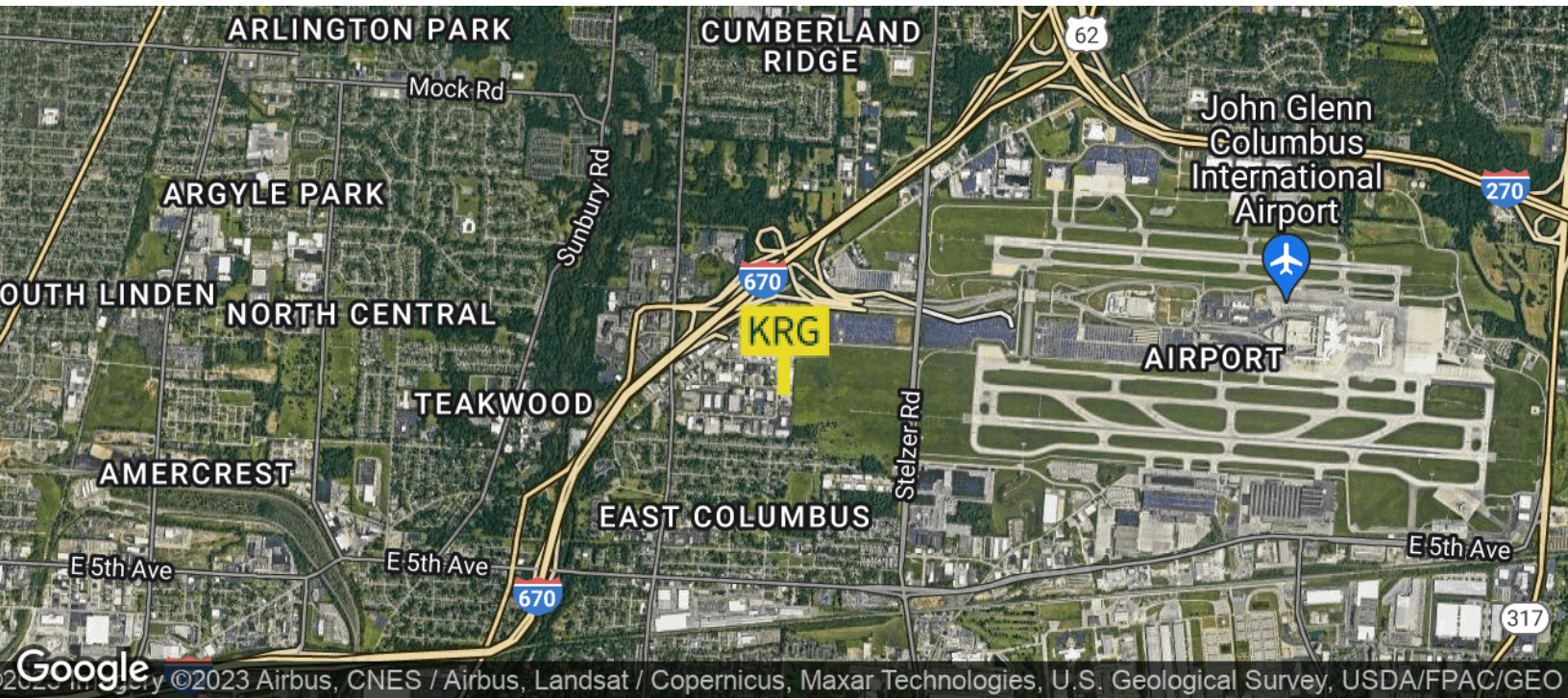
pault@krgre.com

**Kohr Royer Griffith**

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

1100 Rarig Ave Columbus, OH 43219



<b>Lease Rate</b>	<b>\$1,200.00 - \$3,000.00 PER MONTH</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	21,000 SF
<b>Available SF:</b>	1,200 - 3,000 SF
<b>Lot Size:</b>	0.94 Acres
<b>Zoning:</b>	M-1

### PROPERTY OVERVIEW

Located in northeast central Oh near the John Glenn Columbus International Airport this office warehouse building has a space for lease. Each unit has warehouse space, a small office, private restroom and 10'X10' overhead door. The building is in the center of central Ohio suburbs Bexley, Whitehall, Gahanna and Blacklick with easy access to all of them and to the rest of central Ohio.

### LOCATION OVERVIEW

Building is located in north east central Ohio, less than 10 minutes from downtown Columbus. Site is near access to both I670 & I270. Nearest signalized intersection at Johnstown Rd and Cassidy Ave has 11,545 VPD.

### PROPERTY HIGHLIGHTS

- Private entrances to each unit
- Over 11K VPD on Johnstown Rd
- 10'X'10 Overhead door
- Small office space

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit A	1,200 SF	Modified Gross	\$1,200 per month	Unit is located at the front end of the unit near Rarig Ave. Unit has 2 restrooms, a 10'X10' overhead door, and 12'X12' office.
■ Unit F & I	3,000 SF	Modified Gross	\$3,000 per month	Unit has 2 restrooms, a 10'X10' front and rear overhead doors, a loading dock and 12'X12' office.

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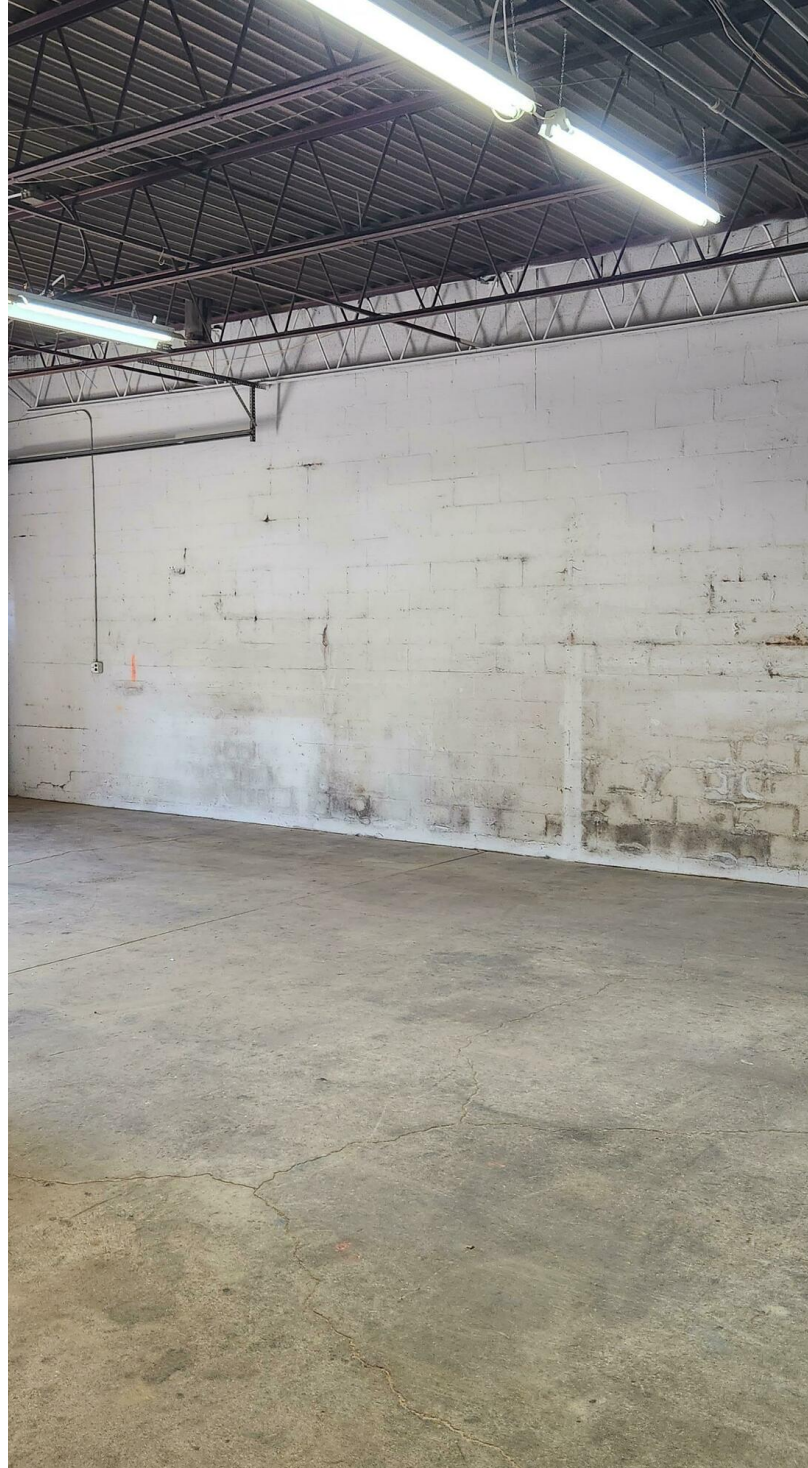


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# Photos - Unit A

Industrial Property For Lease

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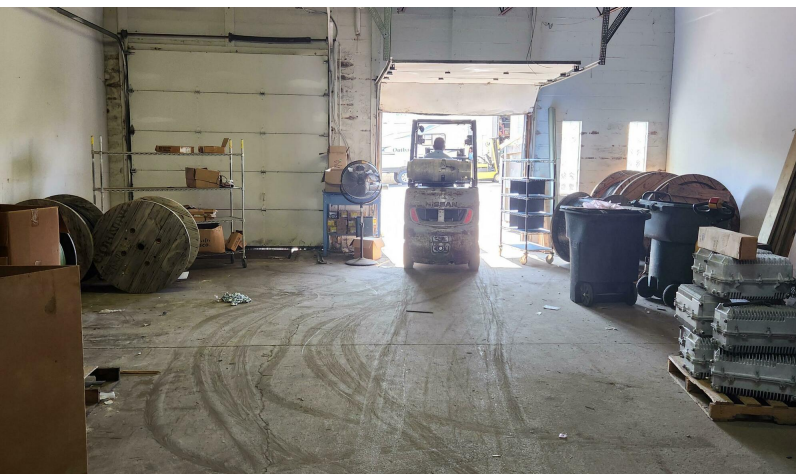
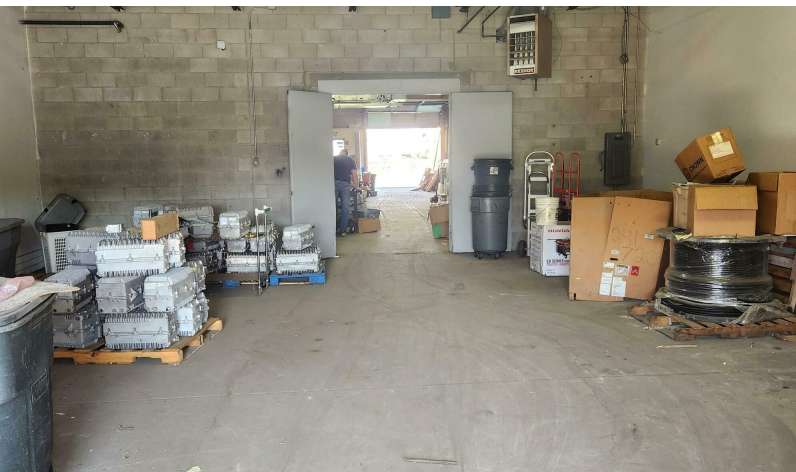
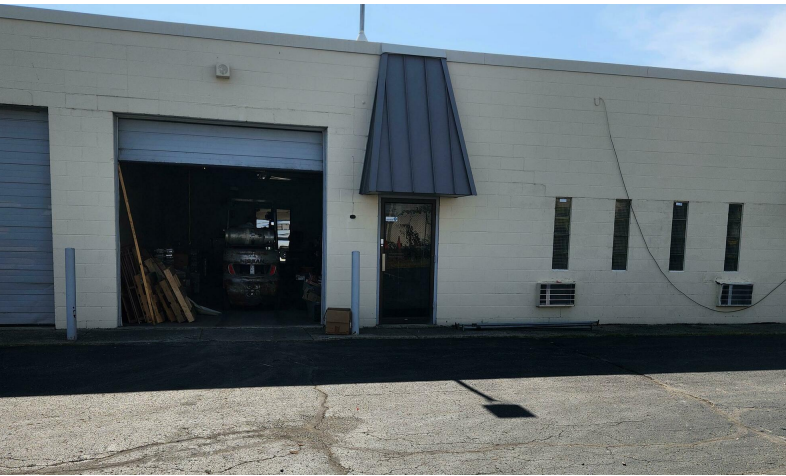


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# Photos - Unit F & I

Industrial Property For Lease

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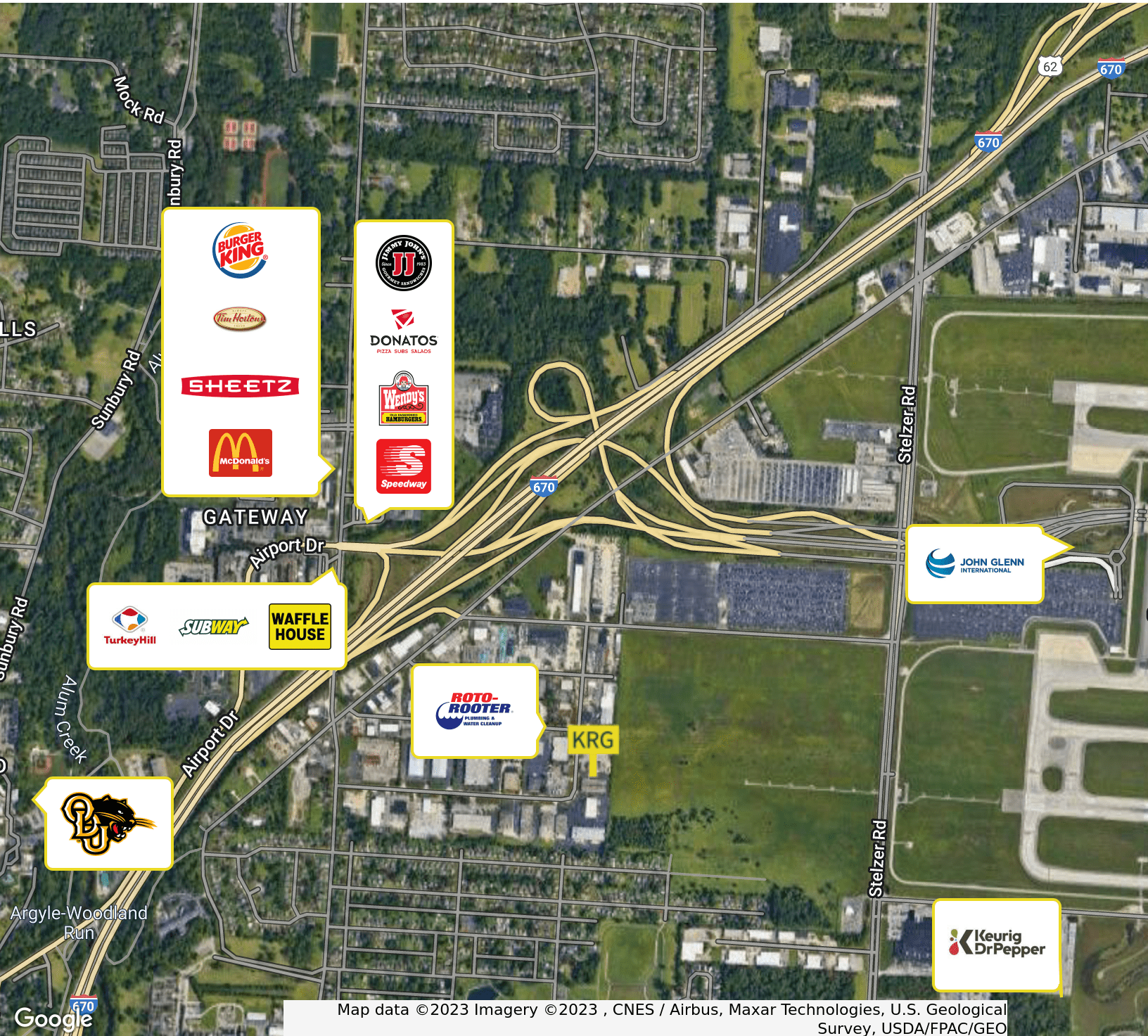


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# Retailer Map

Office Warehouse For Lease

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## Franklin County Highlights



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

1100 Rarig Ave Columbus, OH 43219



## 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

- 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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