



Industrial Property For Lease



MORRISON COMMERCE CTR



416 Morrison Rd

Columbus, OH 43213

Paul Trautman

614.255.9218

pault@krgre.com

Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

384-420 Morrison Rd Columbus, OH 43213



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 416 Morrison Rd, Columbus, OH, 43213. This property offers outstanding visibility from I-270, making it an ideal location for businesses seeking maximum exposure. With 1 Drive-in at the front and 1 Dock door in the rear options, this space is equipped to meet a variety of operational needs.

LOCATION DESCRIPTION

Building is just east of the I270 Outerbelt in the Industrial Zone on Morrison Rd and Levitt Rd. Easy access to several major Columbus suburbs such as Blacklick, Reynoldsburg and Gahanna.

PROPERTY HIGHLIGHTS

- Excellent visibility from I-270
- 1 Drive-in at the front (some units)
- 1 Dock door in the rear (some units)
- Building signage available

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 416	1,800 SF	Modified Gross	\$2,000 per month	Small office 2 restrooms 10'X10' Front drive in door 10'X10' Rear dock door 12' Ceiling height

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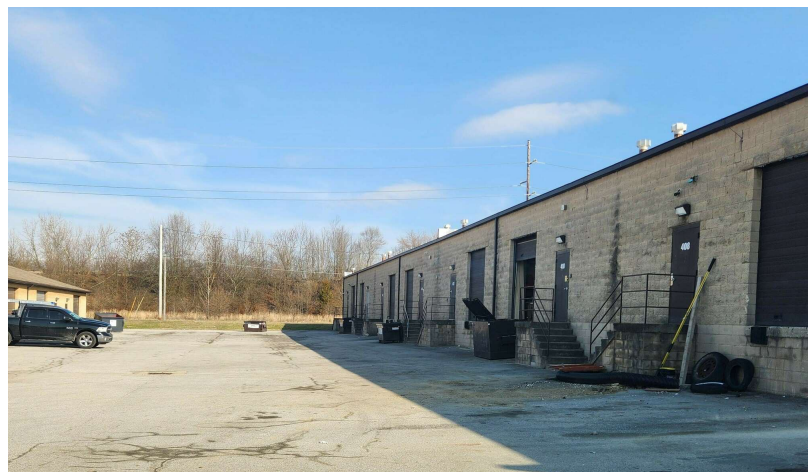
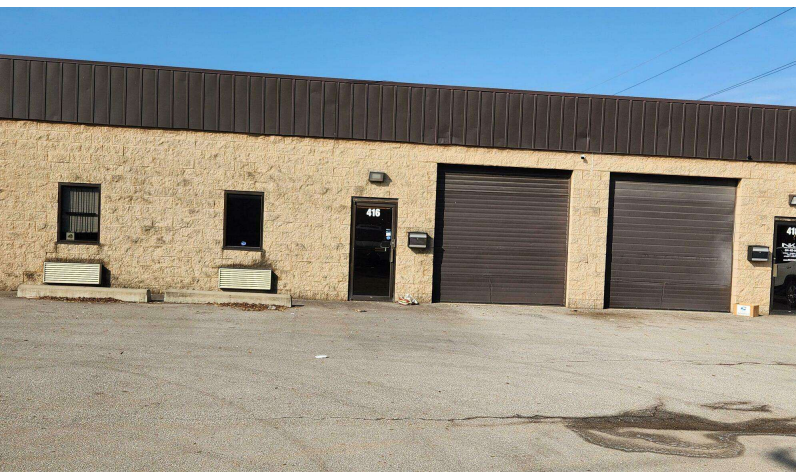
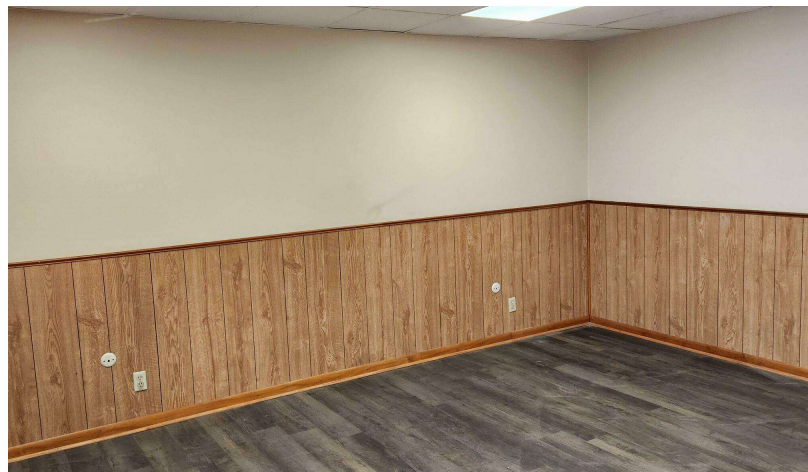
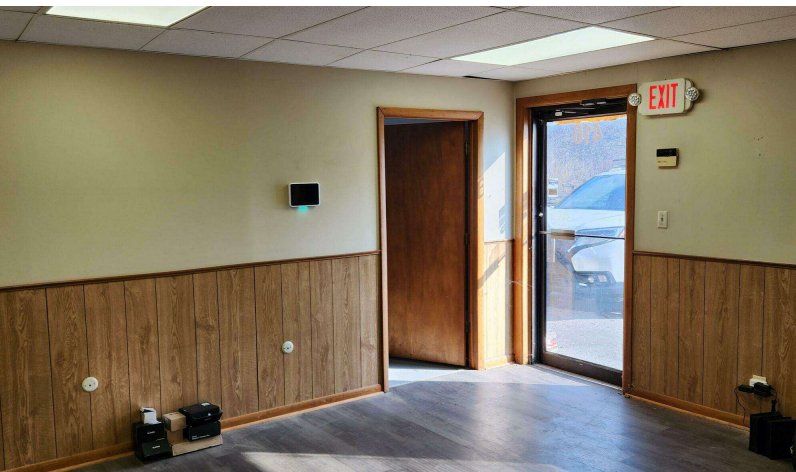


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Photos - Unit 416

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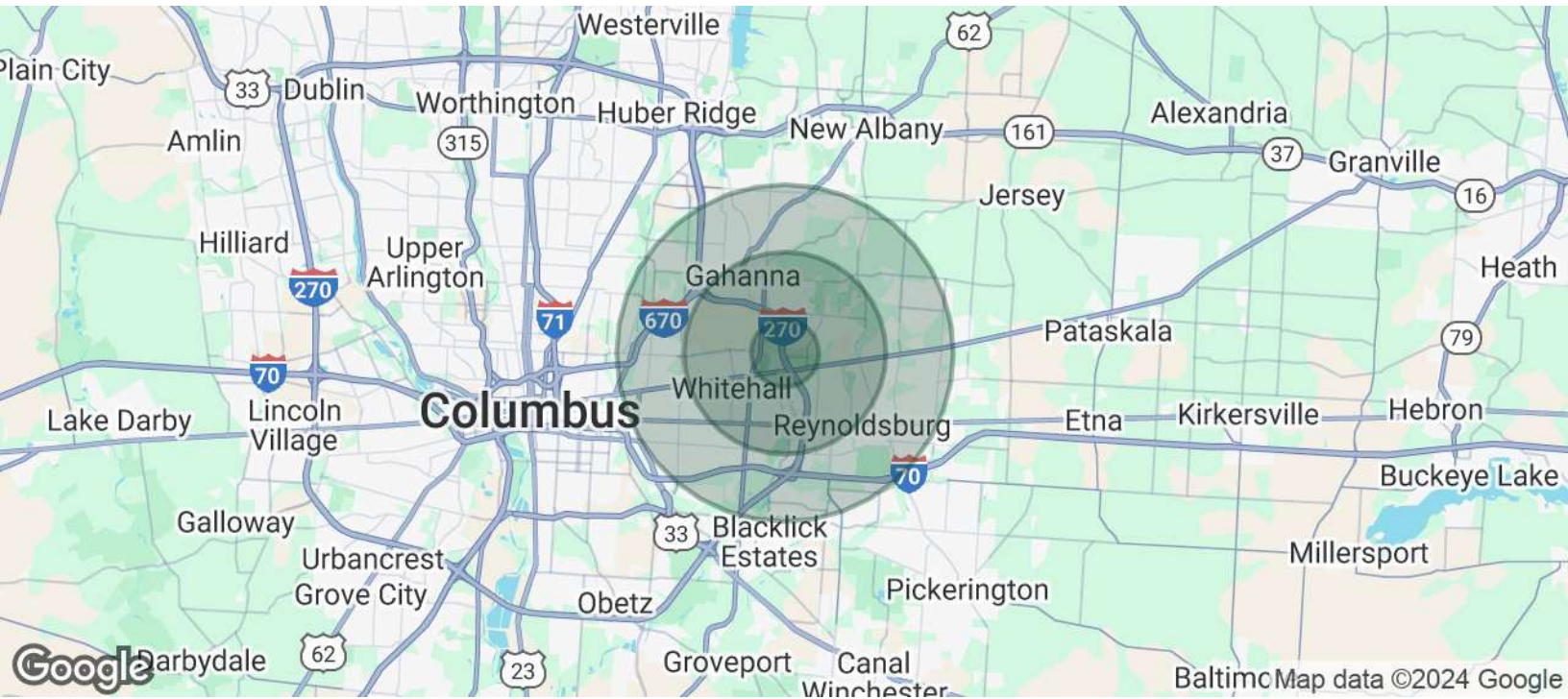


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,040	68,088	217,975
Average Age	37.1	36.8	35.6
Average Age (Male)	34.7	35.5	34.0
Average Age (Female)	37.5	37.8	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,273	28,453	88,445
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$63,137	\$62,811	\$59,965
Average House Value	\$203,149	\$175,650	\$170,411

2020 American Community Survey (ACS)

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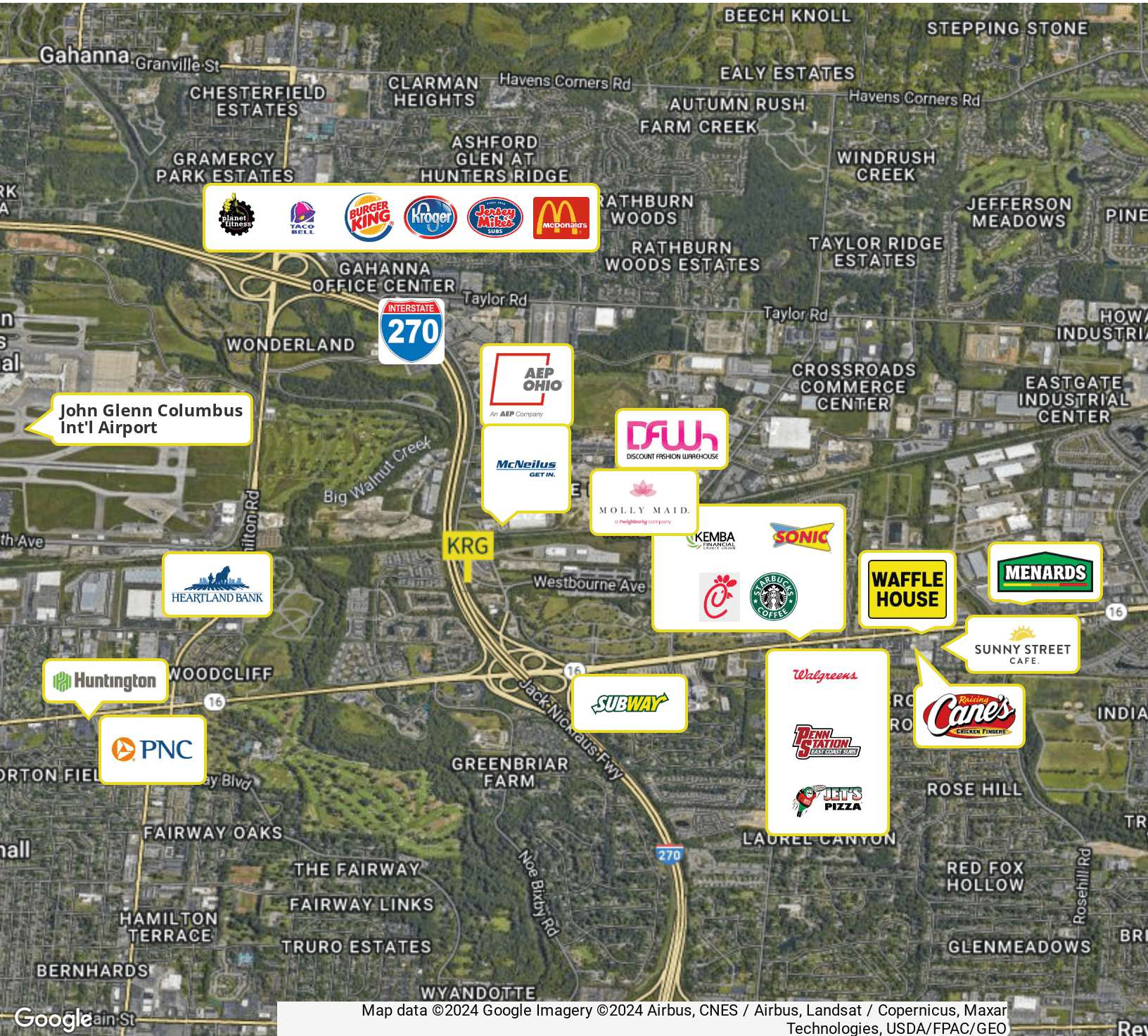
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Notable Retail And Employers

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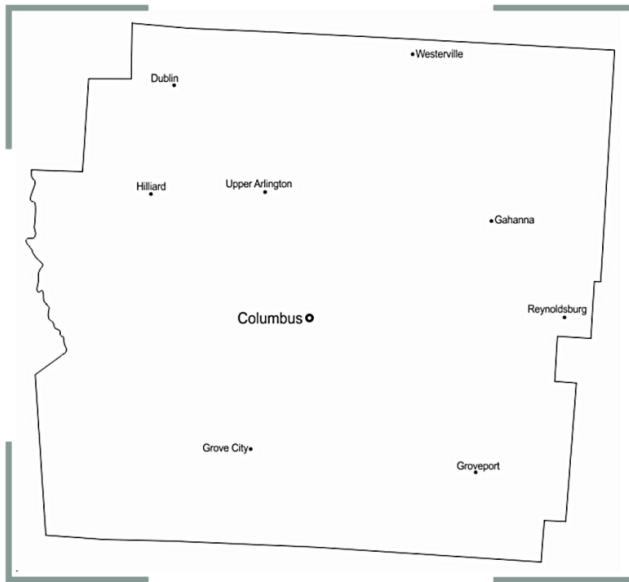
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FRANKLIN COUNTY



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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