

# 725 - 759 N Wilson Rd, Columbus, OH 43204



**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**

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**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# Property Overview

## 747 & 753 N Wilson Rd, Columbus, OH 43204

Available 1,200 SF industrial flex units, each equipped with an overhead door to support efficient loading, storage, and day-to-day operations. Each unit offers a practical blend of warehouse and office space, providing functionality for light industrial, contractor, service, distribution, and trade-related users.

Positioned on Wilson Rd, the property benefits from high visibility and exposure with traffic counts exceeding 18,000 vehicles per day, creating added value through strong signage opportunities and convenient customer and employee access. Move-in ready and designed for operational efficiency, these units offer a flexible solution for businesses seeking a well-located industrial space.

**Available Units:** 747 & 753 N Wilson Rd  
**Lease Rate:** \$14.50 SF/yr (MG)  
**SF Available:** 1,200 SF each  
**VPD:** 18,000 + (Wilson Rd)  
**Available:** June 1st



# Market Snapshot

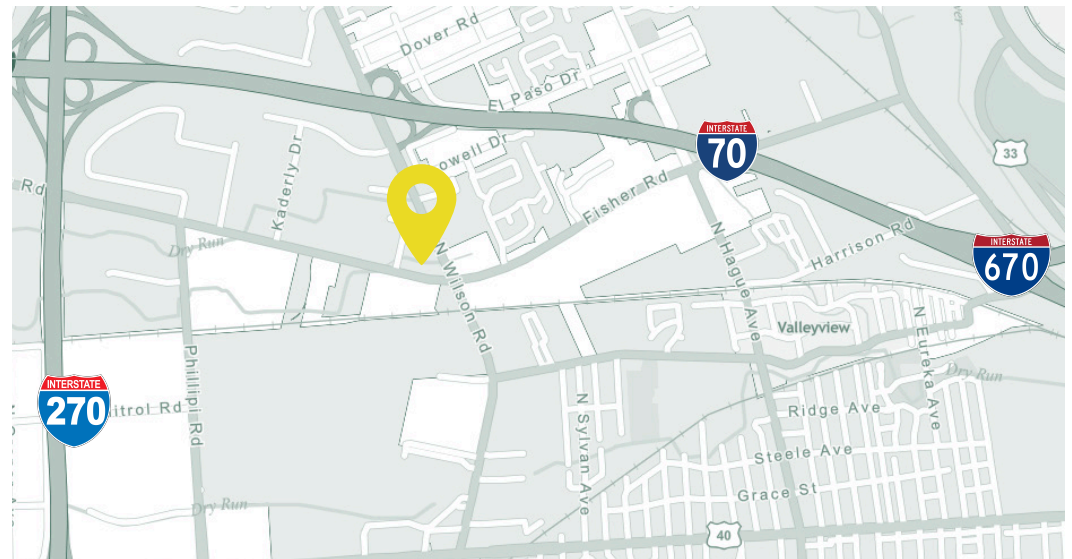
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## Notable Companies

1. Restaurant Depot
2. Kroger
3. White Castle
4. Marathon Petroleum Corp
5. Heidelberg Distributing Co.
6. Sally Warehouse
7. Mark Wahlberg Chevrolet
8. Ohio Department of Health
9. Grainger Industrial Supply
10. Logan Services, A/C,  
Heating & Plumbing

## Demographic Snapshot

	2 miles	5 miles
Population	38,567	281,208
Households	15,640	115,207
Avg HHI	\$72,177	\$90,223



# Contact Us



## EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry. At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



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# Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.

