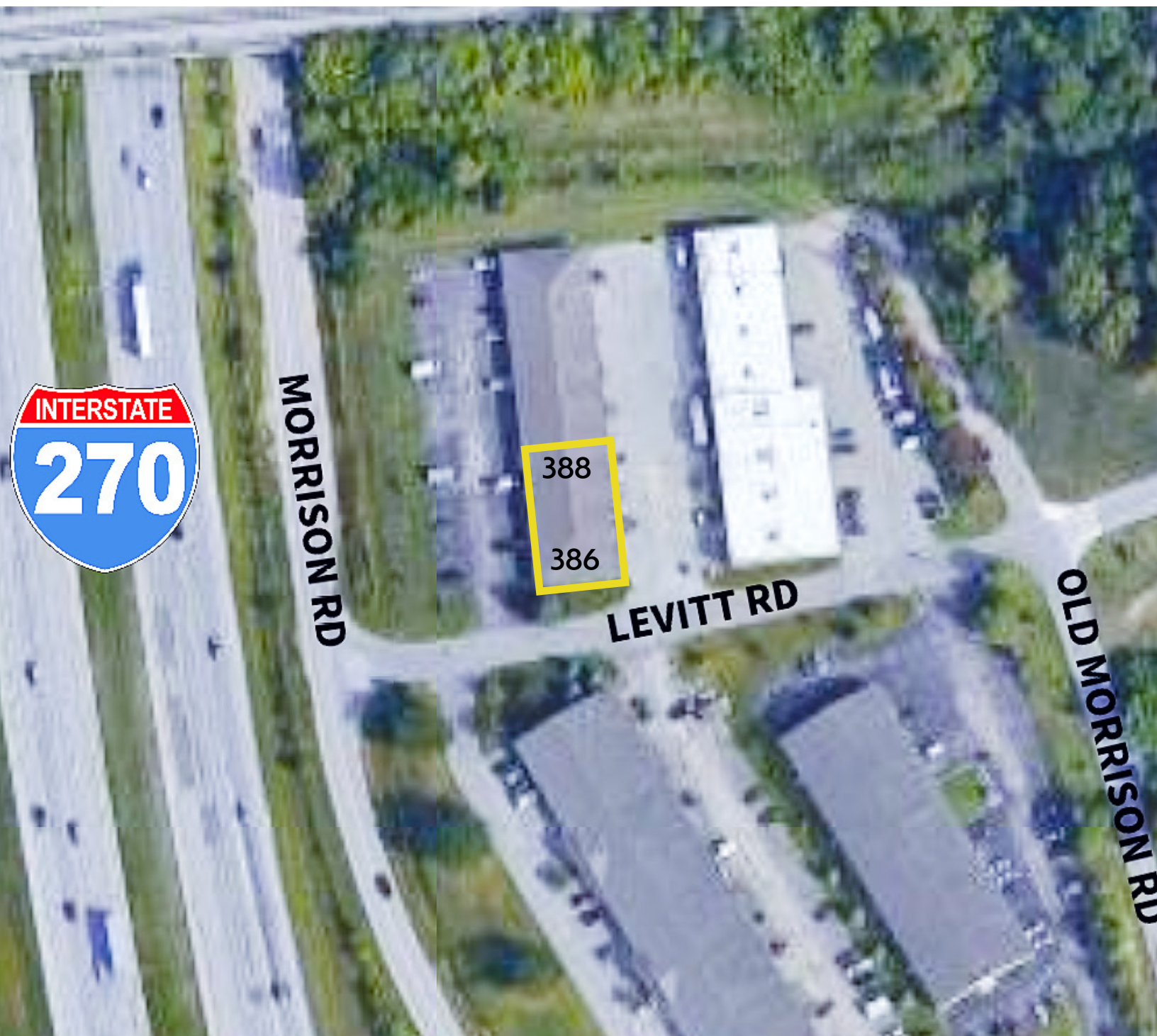


384 - 420 Morrison Rd, Columbus, OH 43213



Where Industry Gets to Work

1,800 - 3,600 SF

SF Available

\$2,000/unit

Monthly Lease Rate

MG

Lease Type

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

386 - 388 Morrison Rd, Columbus, OH 43213

This industrial property in East Columbus offers flexible leasing opportunities ideal for warehousing, distribution, and light manufacturing users. Two available units may be leased separately or combined for up to 3,600 SF, providing adaptable space to accommodate a variety of operational needs.

Each unit features a functional layout with a dedicated office area, private restrooms and a 10' x 10' drive-in overhead door in the rear. Conveniently located with direct access to I-270 and other major transportation routes, the property provides excellent connectivity throughout Central Ohio, making it an ideal location for businesses seeking efficient logistics and day-to-day operations.

Available units can be combined.

UNIT SF:	1,800 SF
COMBINED SF:	3,600 SF
MONTHLY LEASE / UNIT:	\$2,000
LEASE TYPE:	Modified Gross

Property Highlights

- 10' x 10' Drive-In Door
- Office/Warehouse Configuration
- Direct Access to I-270 & Major Transportation Routes



Photos - Unit 386

386 - 388 Morrison Rd, Columbus, OH 43213



Location & Demographics

386 - 388 Morrison Rd, Columbus, OH 43213

TRAFFIC COUNTS



I-270 Near Site

114,455

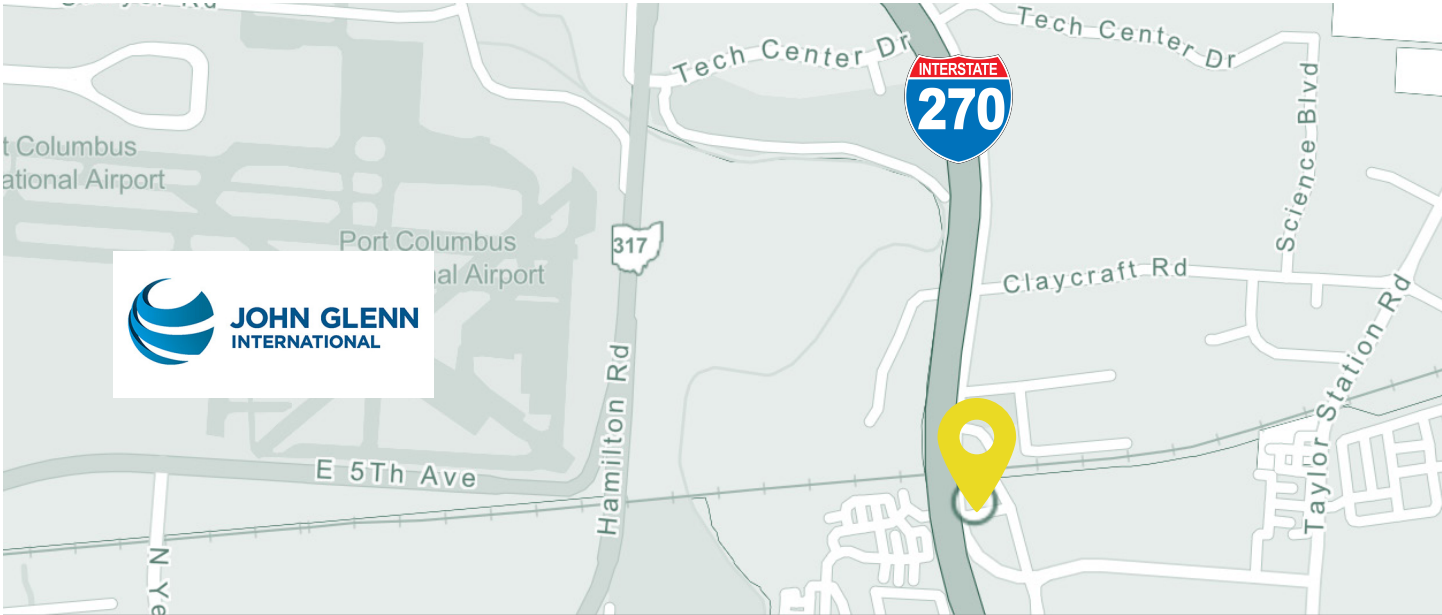
VEHICLES PASSING PER DAY

DEMOGRAPHIC SNAPSHOT

METRIC	5 miles
Population	257,119
Households	102,187
Avg HHI	\$90,268

NEARBY ANCHORS

- Buckeye Rock Tops
- AEP Transmissions Services
- John Glen Columbus Int'l Airport
- National K-9 Training Center
- Kahiki Foods
- Vista Packing & Logistics



Contact

386 - 388 Morrison Rd, Columbus, OH 43213

For more information or to schedule a tour:



Paul Trautman

O: 614-255-9218

E: pault@krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

EXPERIENCE MATTERS

Kohr Royer Griffith Inc. has been Central Ohio's trusted commercial real estate resource since 1914. With more than 110 years serving the Columbus market, our brokers bring unmatched local knowledge, deep relationships, and a proven track record across every asset class. KRG team members have held leadership roles in every major local real estate organization — and our relationships come first in everything we do.

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.

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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.