



# For Sale or Lease

## **±20,183 s.f. of warehouse on 2.58 acres**

- \$1,800,000 asking price
- Lease rate - please call to discuss
- Ideal for owner user
- One acre available for building or parking expansion - currently 36 free surface parking spaces
- 11,306 s.f. office (5,653 s.f. on the 1st and 2nd floors) and 8,877 s.f. warehouse
- Fiber available
- In the heart of a research/tech corridor
- Central HVAC throughout the building including the warehouse
- One loading dock
- Available February 1, 2020 (may be available sooner)

**6141 Avery Road  
Dublin OH**

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**Clayton Davis**  
+1 614 460 4484  
clayton.davis@am.jll.com

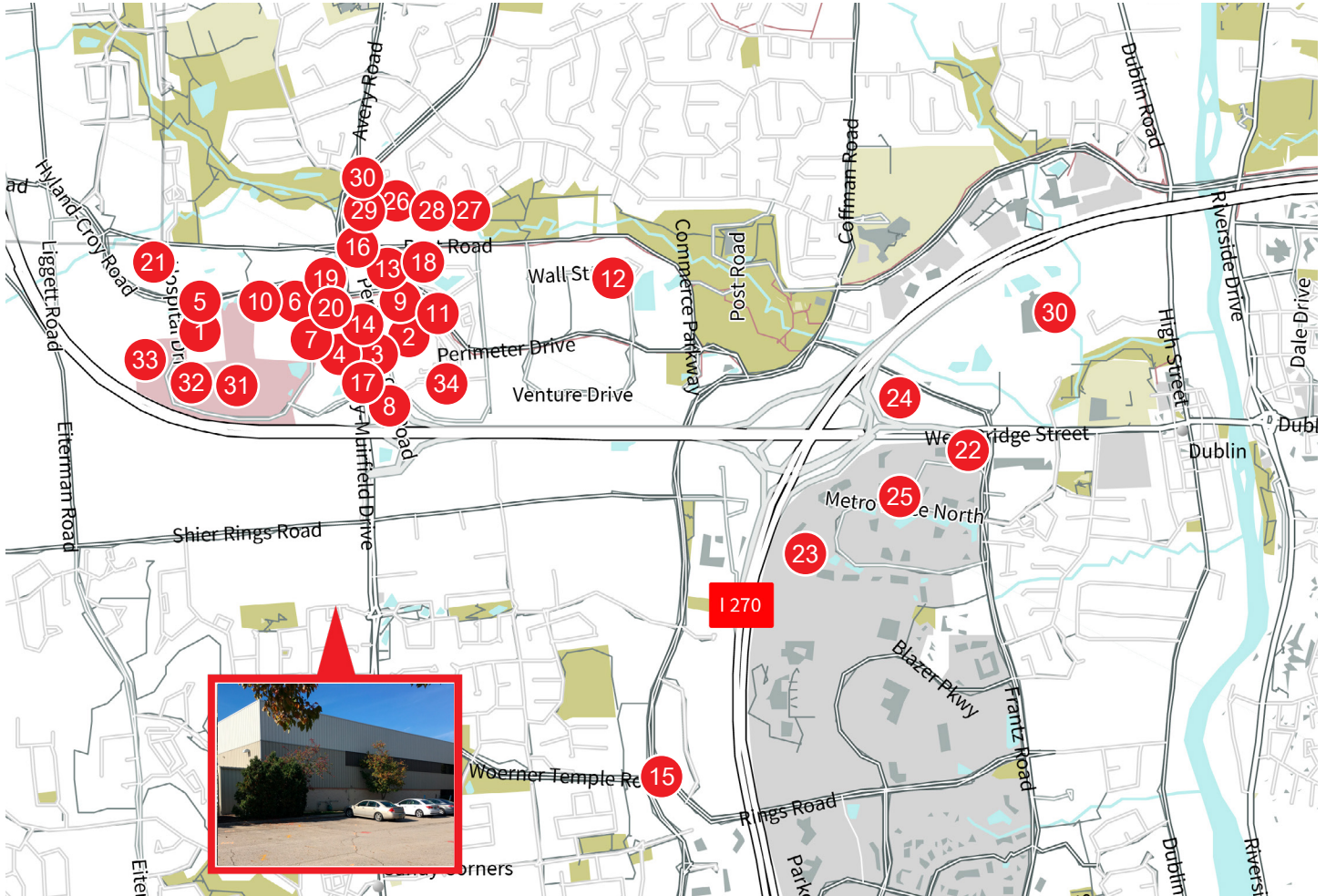
**Alex Ashworth**  
+1 614 460 4432  
alex.ashworth@am.jll.com

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# Amenities



## Retail/Restaurants

1. Kroger Supermarket
2. Giant Eagle Supermarket
3. GetGo Gas Station
4. Walgreens
5. LaRosa's Pizza Dublin
6. Piada Italian Street Food
7. Tim Hortons
8. Panera Bread
9. Starbucks
10. Pet People
11. Bath & Body Works
12. The Spa at River Ridge
13. Rusty Bucket Restaurant
14. Chipotle
15. Ty Ginger Asian

## Hotels/Banks/Car Dealerships

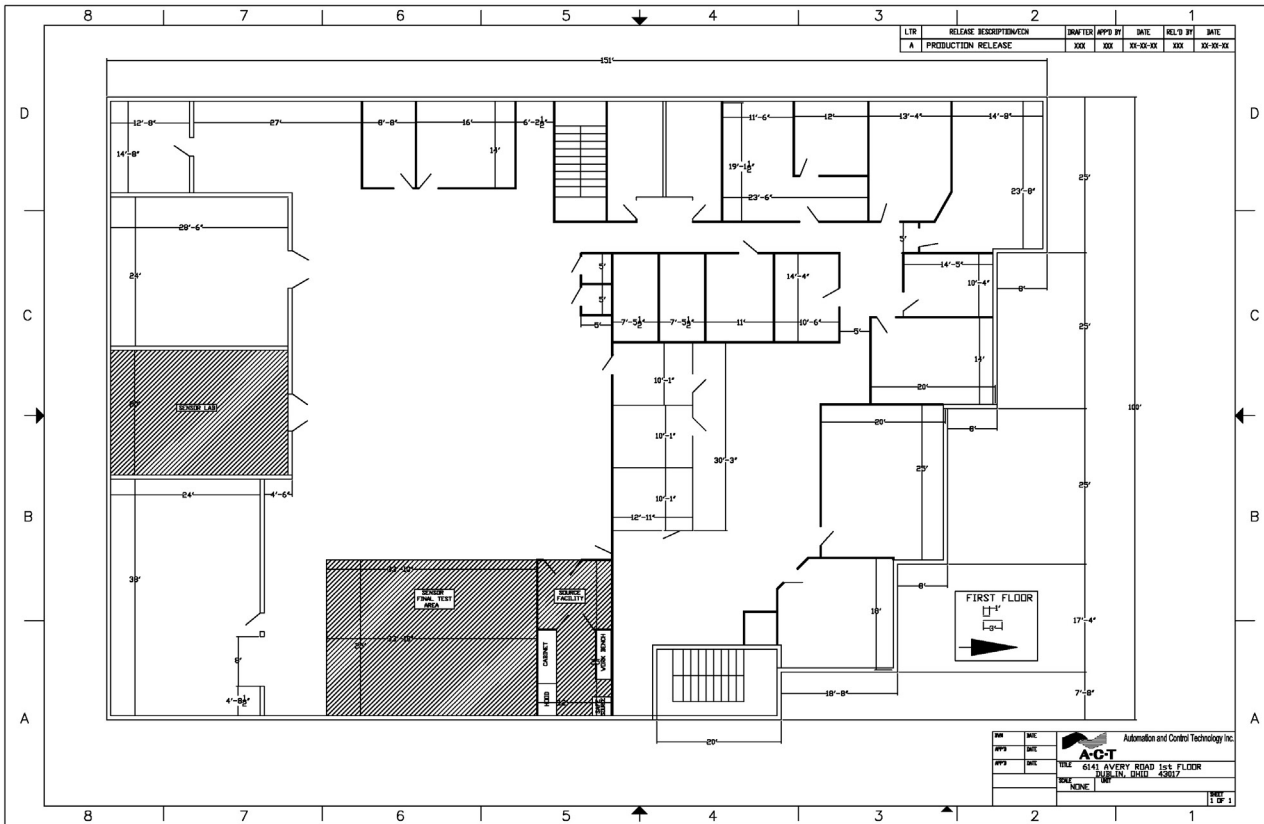
16. Chase Bank
17. KeyBank
18. Third Federal Savings & Loan
19. Huntington Bank
20. Fifth Third Bank
21. PNC Bank
22. Embassy Suites
23. Crowne Plaza Columbus
24. Courtyard Columbus Dublin
25. Hilton Garden
26. Crown Mercedes Benz
27. Land Rover Dublin
28. Audi Dublin
29. MAG Volkswagen
30. Crown Chrysler Jeep Dodge Ram

## Notable Locations

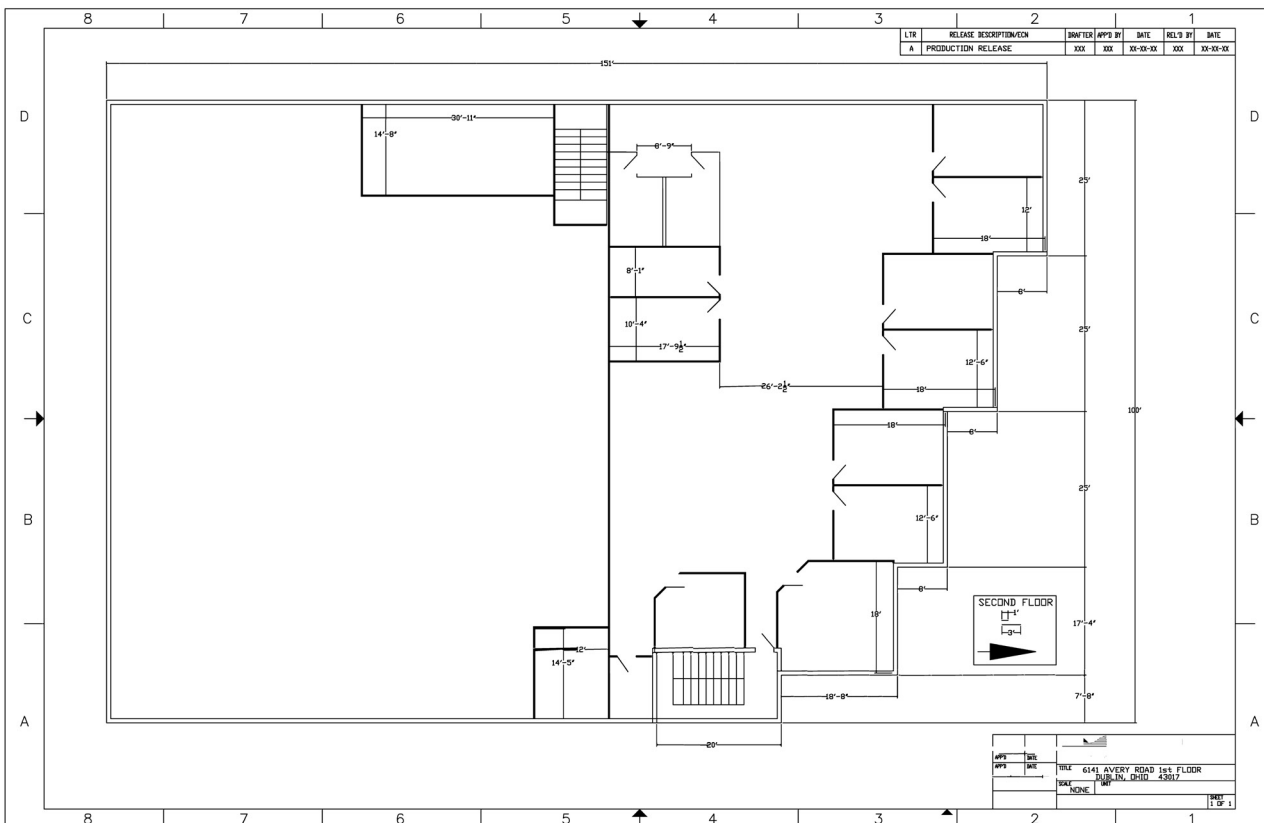
31. Nationwide Children's Hospital
32. OhioHealth Dublin Methodist
33. Central Ohio Surgical Associates
34. Perimeter Vet Hospital

First floor office space - 5,563 s.f.

Lab/warehouse space - 8,877 s.f.



Second floor office space - 5,653 s.f.



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