

FOR SALE or LEASE

6750 Crosby Ct, Dublin, OH 43017



Where Visibility Meets Versatility.

30,861

SF Available

\$12.50

SF/YR NET

\$4.65M

Sale Price

Now

Available

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

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



Property Overview

6750 Crosby Ct, Dublin, OH 43016

6750 Crosby Ct offers a unique opportunity for businesses seeking to either purchase or lease a well-located industrial facility in a highly visible corridor. The 30,861-square-foot building combines functional warehouse space with a professional office build-out, making it well suited for a variety of operations including distribution, light manufacturing, and service-oriented businesses.

The property features a thoughtfully designed office layout with multiple private offices, collaborative open workspace, a conference room, dedicated workroom, storage areas, and a welcoming reception area—creating a professional environment for both employees and visitors.

The warehouse includes an existing dock area, with the potential to add an additional dock and overhead door, providing flexibility for companies that anticipate operational growth or evolving logistics needs.

Positioned along State Route 161, the property benefits from excellent visibility with more than 10,000 vehicles passing daily, offering strong exposure and convenient access for employees, customers, and distribution routes throughout the region.

With the flexibility to accommodate both ownership and leasing opportunities, 6750 Crosby Ct presents a rare chance for businesses to secure a strategically located industrial facility that can support both current operations and future growth.

Property Highlights

- 30,861 SF industrial facility available for sale or lease
- Private offices, open workspace, conference room, and reception area
- 1 existing dock and drive in
 - Potential to add additional dock and overhead door
- Functional space featuring a dedicated workroom and storage areas
- High visibility location along State Route 161
- Opportunity for owner-users or tenants seeking a strategic industrial location

Property Summary

Sale Price:	\$4,650,000
Lease Rate:	\$12.50 SF/YR (NET)
Site Size:	10+ acres
Building SF:	30,861 SF
Available SF:	30,861 SF
Office SF:	16,466 SF
Warehouse SF:	14,395 SF



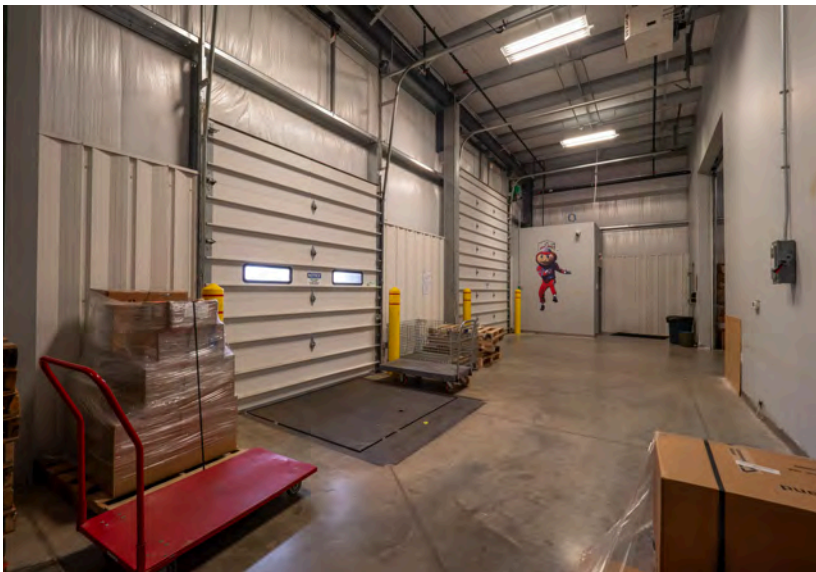
Photos

6750 Crosby Ct, Dublin, OH 43016



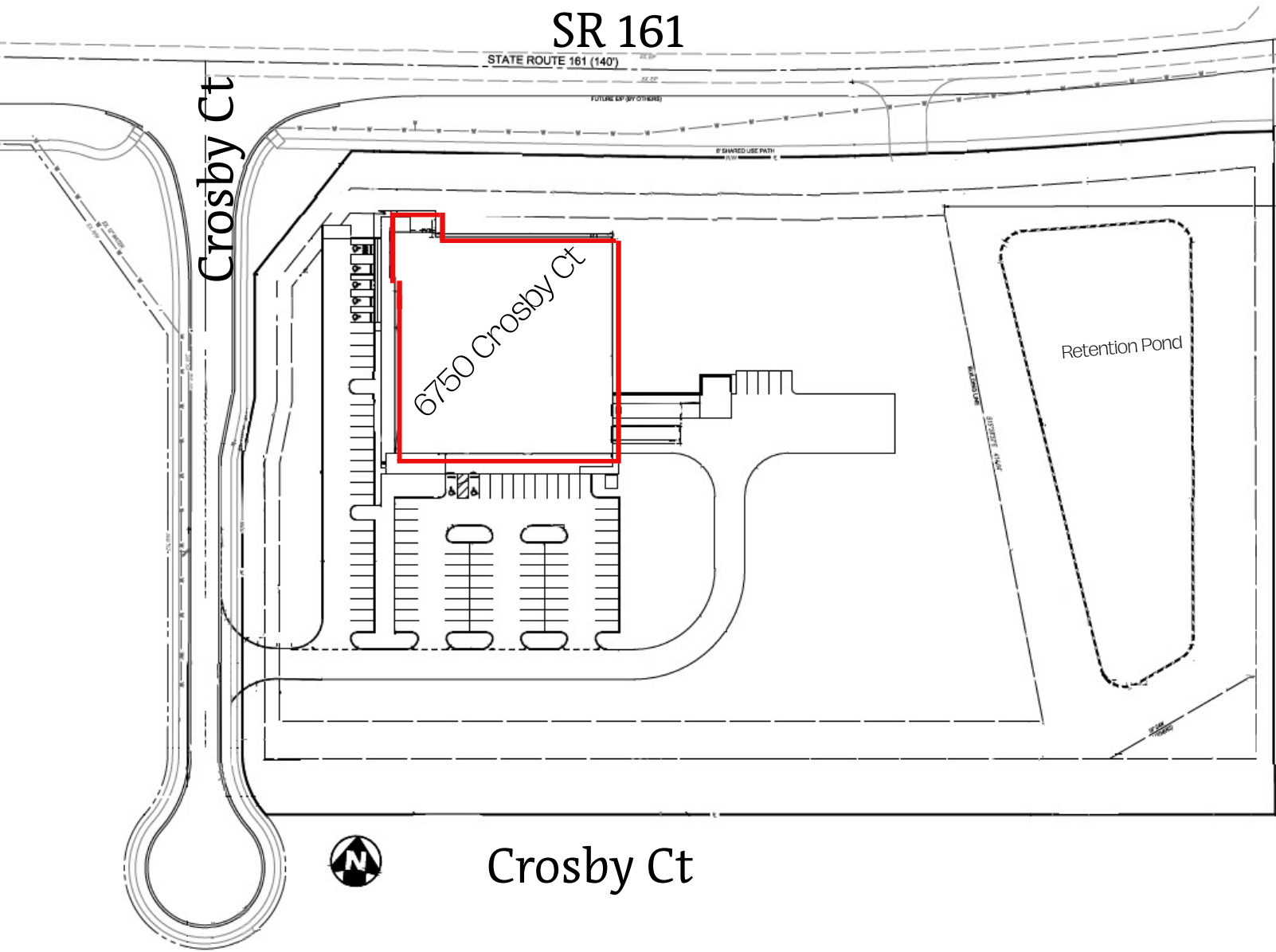
Photos Cont.

6750 Crosby Ct, Dublin, OH 43016



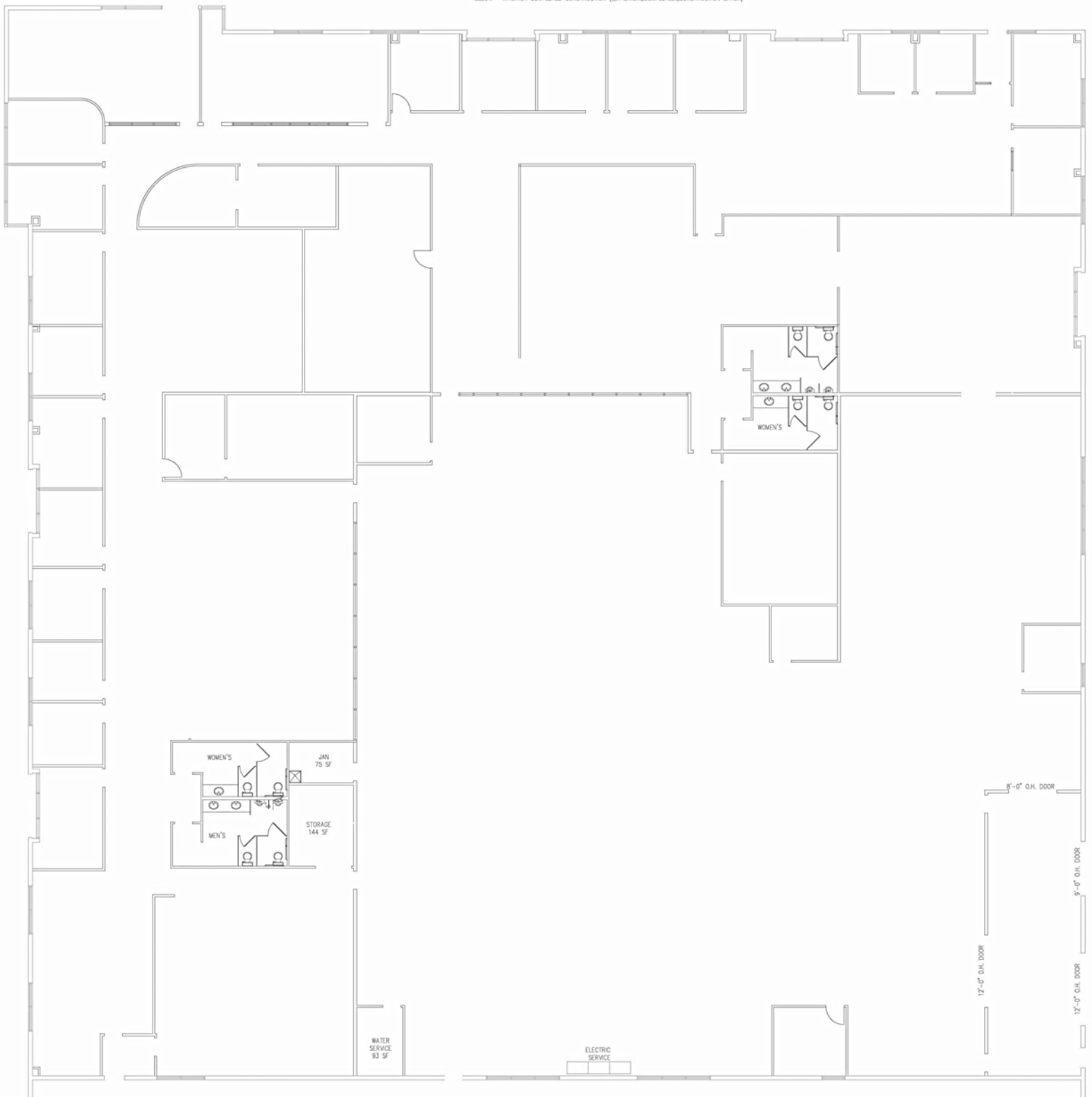
Site Plan

6750 Crosby Ct, Dublin, OH 43016



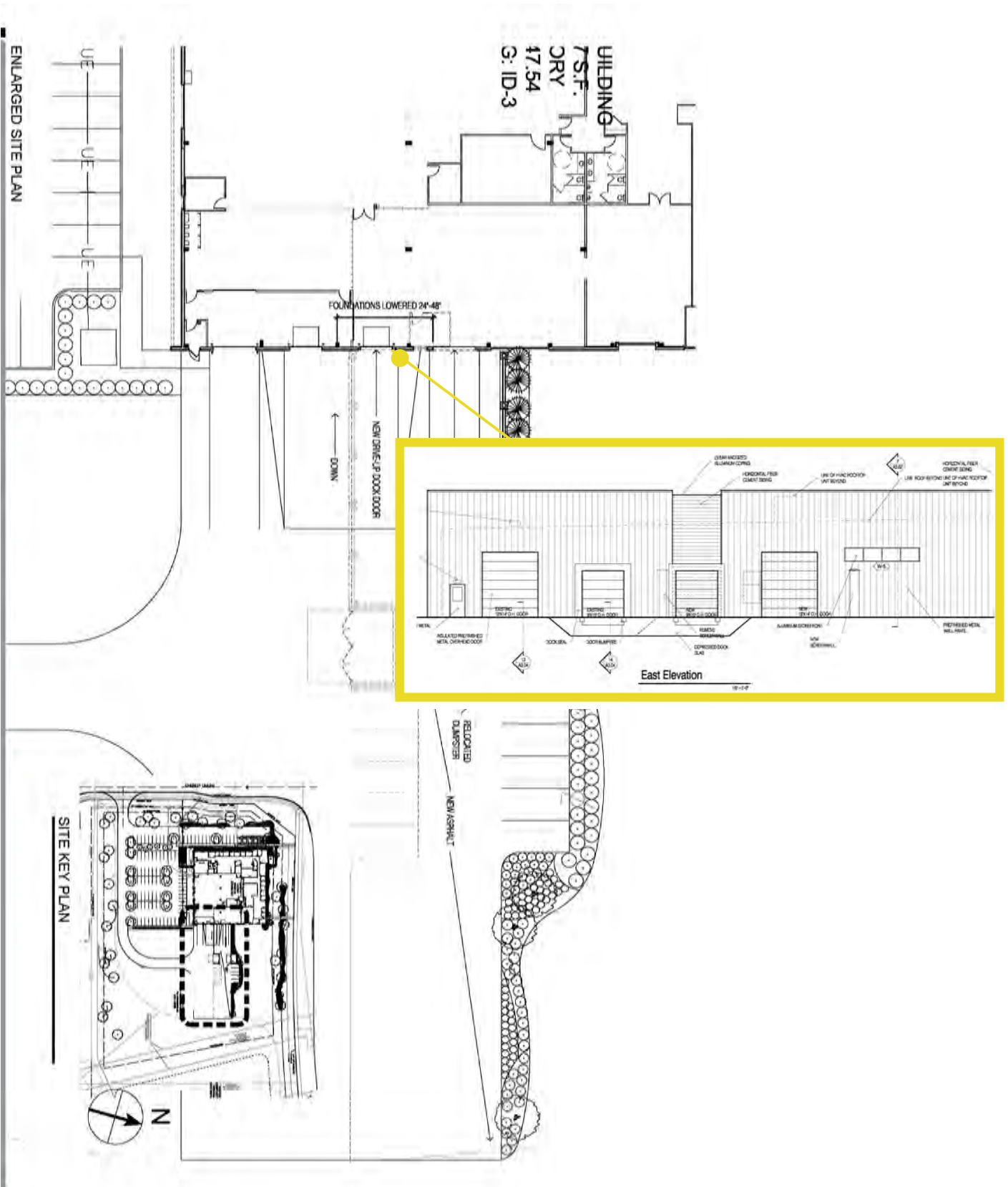
Floor Plan

6750 Crosby Ct, Dublin, OH 43016



Potential Loading Dock Addition

6750 Crosby Ct, Dublin, OH 43016



Market Overview - Dublin

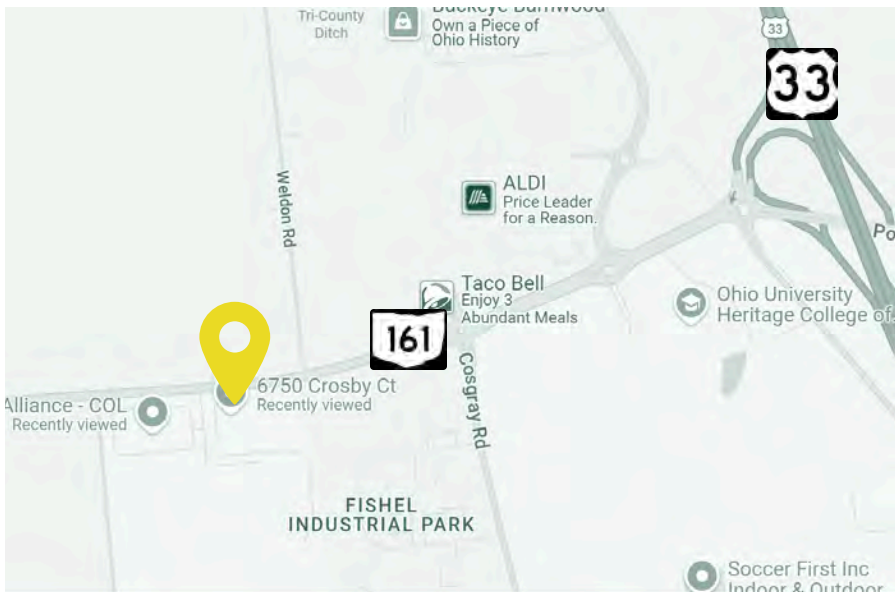
6750 Crosby Ct, Dublin, OH 43016

A Snapshot of Top Employers



Demographic Snapshot

	2 miles	5 miles
Population	37,500	198,809
Households	15,927	81,515
Avg HHI	\$111,499	\$123,092
Businesses	3,652	11,461
Employees	47,752	112,280



Schedule a Tour

Ready to see the space in person?

30,861 SF of industrial opportunity — positioned on SR-161 and built to grow with your business



Rob Gillie

O: 614-255-4369

E: rgillie@krgre.com



Paul Bloomfield

O: 614-255-4375

E: pbloomfield@krgre.com



**Scan to view full listing or
click: [Property Website](#)**



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.

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.