

For Lease – 7686 N Fishel Drive North | Dublin, OH

Discover a rare opportunity in Dublin's premier business corridor – where professional office space meets operational flexibility in one exceptional property.



Why This Property Stands Out

In Dublin's competitive office market, finding a property that delivers both professional credibility and operational functionality is exceptionally rare. 7686 N Fishel Drive North breaks the mold.



Rare Fenced Yard

A true differentiator in Dublin's office market, offering secure space for fleets, contractor vehicles, or equipment storage. This feature is nearly impossible to find in prime Dublin locations.



Full Office Conversion

9,863 SF of professional space with flexible layouts, perfect for a corporate headquarters or hybrid operation that demands both client-ready environments and operational efficiency.



Prime Dublin Address

Immediate access to SR 33/161 and minutes to I-270, placing your team in the heart of Central Ohio's growth corridor with unmatched connectivity to the entire metro area.

The Story

Every building has a past, and 7686 N Fishel Drive North comes with one worth telling. Once the longtime headquarters of **Gutridge Mechanical**, this property has been the backdrop for years of growth and success. Gutridge has since expanded into Hilliard, leaving behind a well-built, fully converted office facility in the heart of Dublin.

Set on **2.24 acres in Fishel Industrial Park**, the property combines the polish of a professional office with the practicality of a secure, fenced yard — a feature that's nearly impossible to find in Dublin. Whether you need client-ready space for meetings or operational space for vehicles and equipment, this building was designed to do both.

This isn't just another office space; it's a proven headquarters that has supported a thriving business for years, now ready for its next chapter of success.



Located in the established Fishel Industrial Park, offering the perfect blend of professional environment and operational flexibility.

The Space

Designed for businesses that need both professional presentation and operational capability, this property delivers comprehensive functionality across every square foot.

9,863

Square Feet

Single-story layout maximizing usability and accessibility

2.24

Acres

Generous lot size with secure fenced yard space

20

Parking Spaces

Plus additional secured yard capacity for fleet vehicles

Construction & Infrastructure

- **Construction:** Reinforced Concrete
- **Built:** 1988 - Proven durability
- **Power:** 200a/240v 3-Phase
- **Utilities:** City Water/Sewer, Natural Gas

Zoning & Flexibility

High Density Office / R&D zoning provides maximum operational flexibility for diverse business needs, from corporate headquarters to specialized operations requiring both office and yard components.



The Experience

Imagine pulling into a quiet business park in Dublin and stepping into a building that delivers both **professional credibility and operational freedom.**

01

Professional First Impression

Wide-open layouts support collaboration and customization, creating an environment that impresses clients while maximizing functionality for your team.

02

Operational Flexibility

The fenced yard lets you secure vehicles, trailers, or outdoor materials without compromising the corporate atmosphere inside – a rare combination in Dublin's market.

03

Strategic Location Benefits

With Dublin's strong demographics and easy highway access, your clients and employees will never be far away, enhancing both convenience and business opportunities.

This property doesn't force you to choose between professional presentation and operational needs – it delivers both in a single, cohesive solution that positions your business for sustained growth.

The Opportunity

In a market where most office properties look and feel the same, **7686 N Fishel offers something rare** — a place where you can put down roots, run a professional operation, and still have the flexibility to scale.

This is more than just office space; it's a headquarters opportunity with the infrastructure to support long-term growth. The combination of professional office environment, secure yard space, and prime Dublin location creates a value proposition that's increasingly difficult to find in Central Ohio's competitive market.

For businesses seeking a permanent headquarters solution that accommodates both today's needs and tomorrow's expansion, 7686 N Fishel Drive North represents a strategic investment in operational excellence and professional success.



Ready to explore this unique opportunity? Contact us today to schedule a private showing and discover how 7686 N Fishel Drive North can become the foundation for your business's next chapter of growth.