

6141 AVERY ROAD
DUBLIN, OH 43016

20,183± SF
FOR LEASE OR SALE



TODD SPENCER, SIOR, CCIM
todd.spencer@lee-associates.com
C 614.327.0258

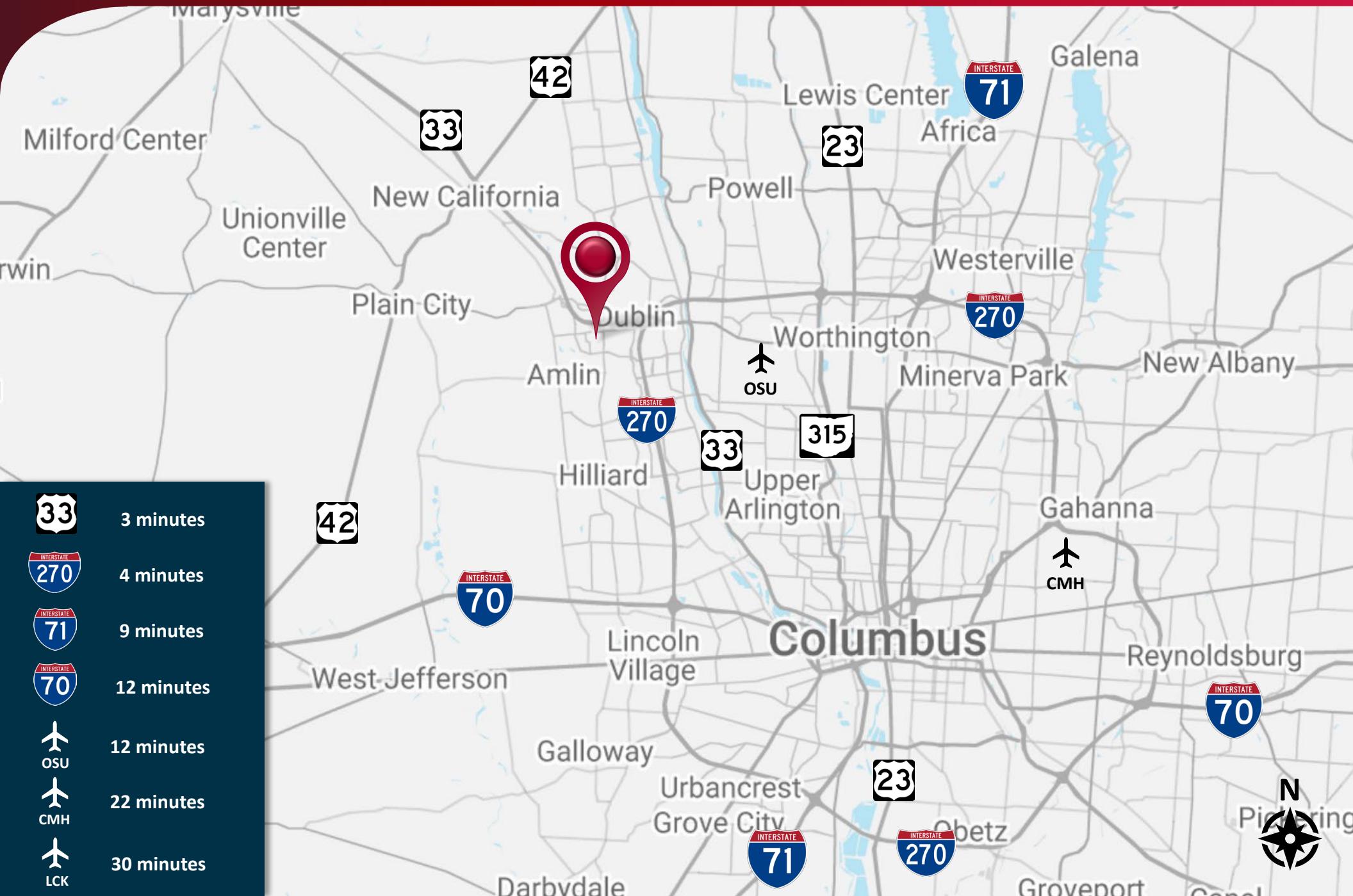
MIKE SPENCER, SIOR
mike.spencer@lee-associates.com
C 614.353.3852

ALEX KUNIEGA
alex.kuniega@lee-associates.com
C 440.318.4078

MATT SMITH
matt.smith@lee-associates.com
C 419.450.4436

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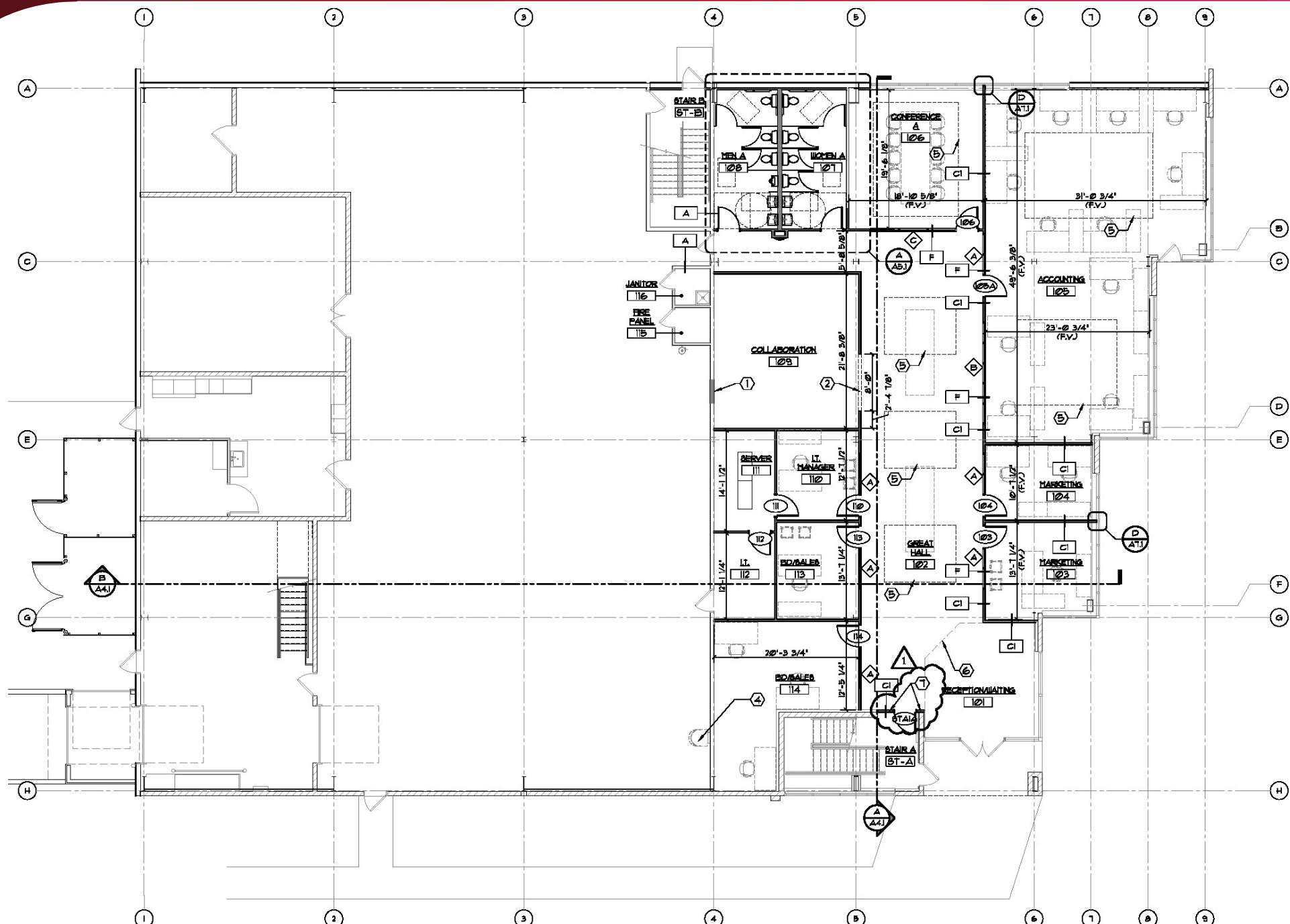
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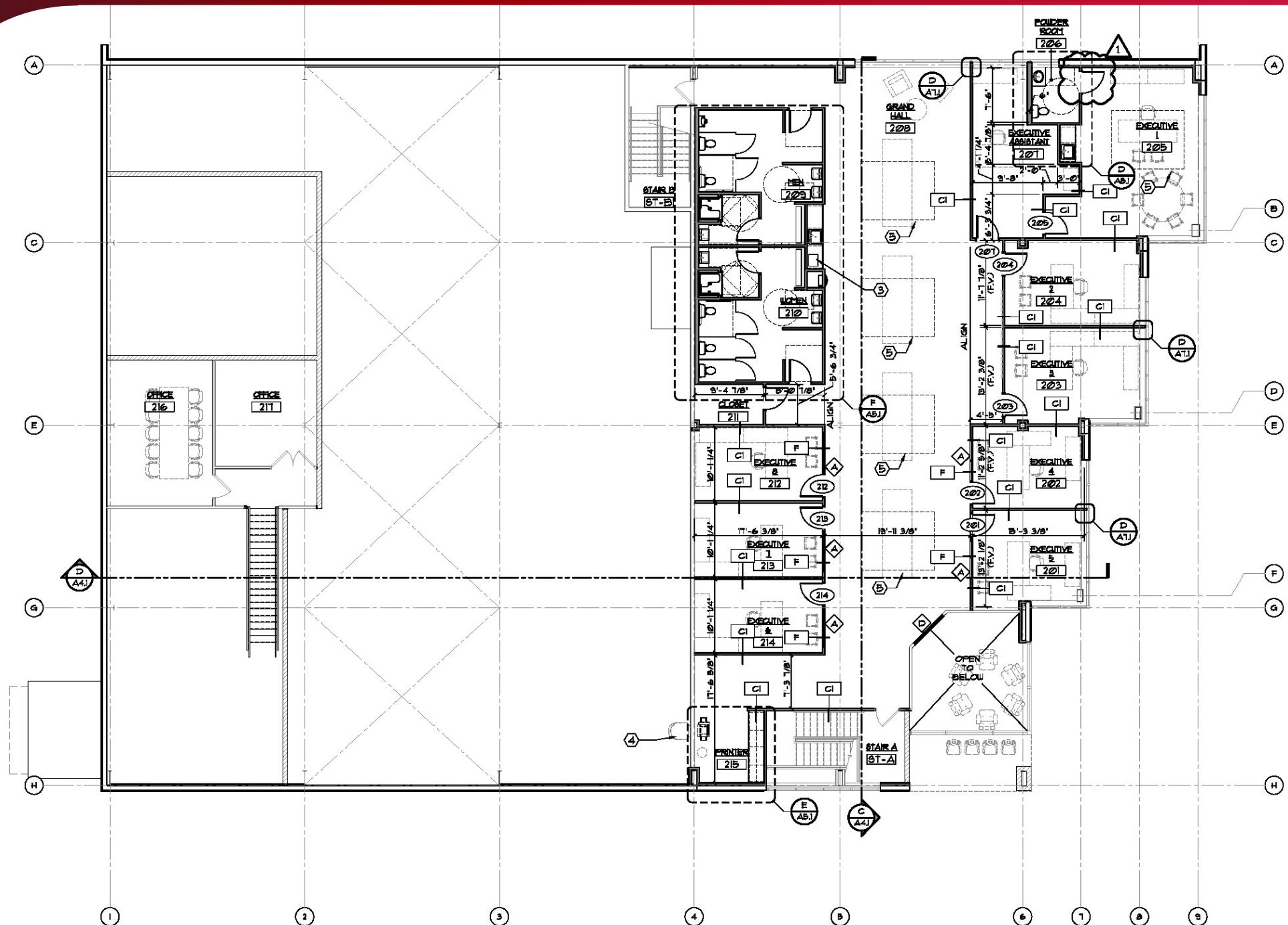
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FLOORPLAN – 1st FLOOR



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FLOORPLAN – 2nd FLOOR



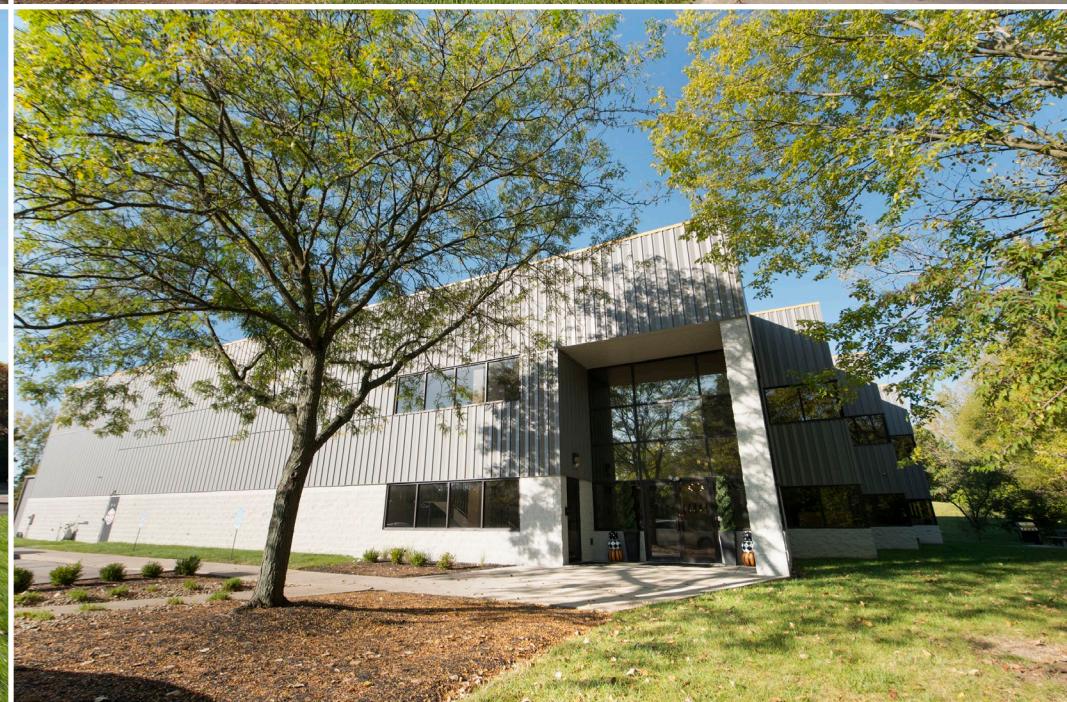
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BUILDING SPECIFICATIONS

Municipality	City of Dublin, Ohio	Warehouse Lighting	LED high bay lighting
Address	6141 Avery Rd, Dublin, Ohio 43016-8756	Dock High Door	One - south elevation
Total Building	20,183± SF	Auto Parking Building Total	60 spaces
Site Size	2.96± acres	Parcel ID Franklin County	274 - 000047 - 00
Year Built / Renovated	1995 / 2022 office renovation over \$2,000,000	Airport Access	Ohio State University Airport (OSU) 7.5 Miles
Building Description	Pre-Engineered Steel Frame Office / Warehouse		John Glenn Intl (CMH) 21.9 Miles
Office Improvements	11,376± SF - Two Story Office		Rickenbacker Intl (LCK) 28.6 Miles
Zoning	TF (Technology Flex District)	Logistical Access	US 33 via Avery Rd
Exterior Walls	Concrete block, metal panel, framed windows		0.4 Miles to US 33
Current Use	Office / Warehouse Facility		1.9 Miles to I-270 Columbus Outerbelt
Available Date	Anticipated 2026		10.3 Miles to I-71 North Side via I-270
HVAC	Total Building is temperature controlled		10.9 Miles to I-70 West Side via I-270
Floor	Concrete slab on grade		15.4 Miles to Ohio State University
Ceiling Height	Warehouse area 21'		17.6 Miles to Columbus Downtown

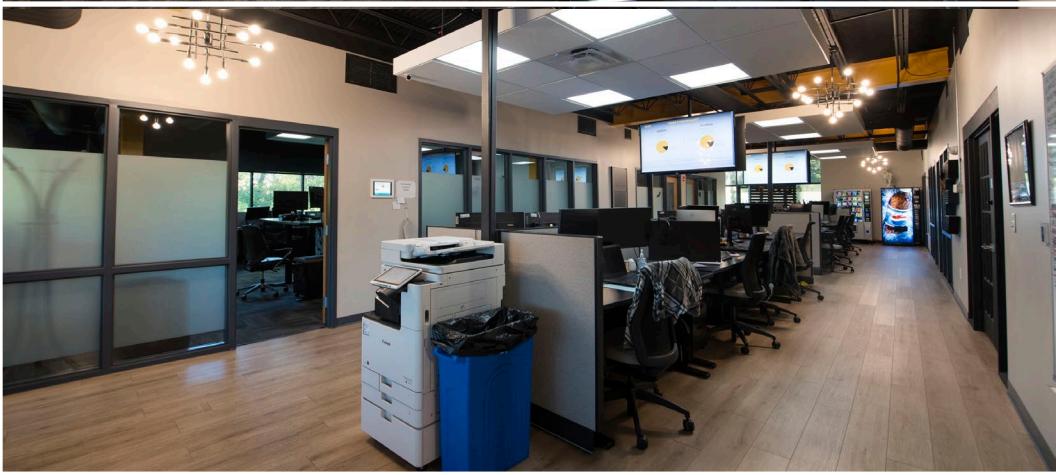
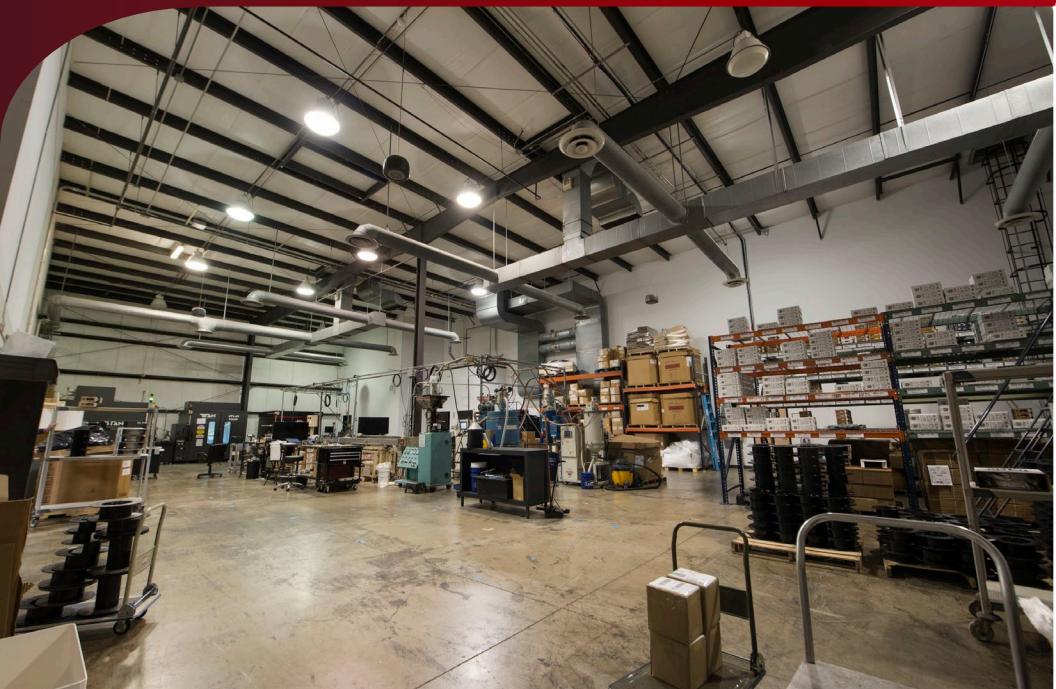
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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WHY DUBLIN?

THE CITY OF DUBLIN

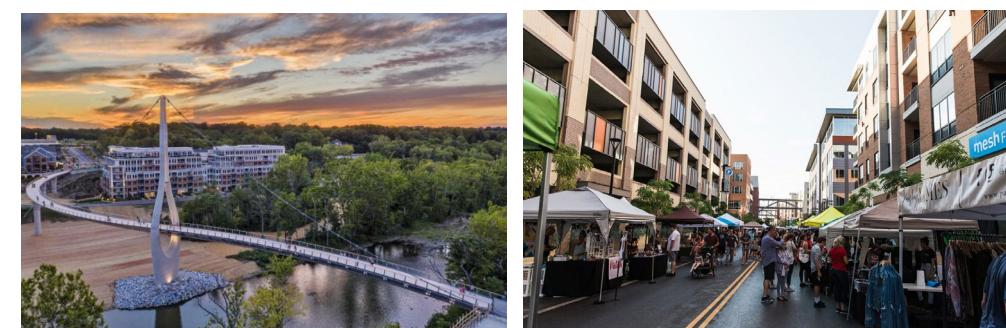
Dublin is a city of around 50,000 residents located just northwest of Columbus, Ohio. It offers residents and corporate citizens responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology and a dynamic community life. Dublin is ranked the number one small city in Ohio and is consistently ranked one of the safest cities in the nation. It is home to more than 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses from start-ups to international corporations, world-class events and the urban, walkable Bridge Street District.

Dublin has long been recognized as a premier community, not only locally but also internationally. Home to some of Ohio's largest corporations, including Cardinal Health, Quantum Health and United Healthcare, Dublin also is the headquarters of the Wendy's Company, Nestle and OCLC.

Dublin's diverse and sound economic base provides the foundation for the present and future stability of the City. The City's continued economic vitality is the result of quality development, strategic planning and aggressive efforts to attract and retain high-quality commercial development.

All three high schools consistently rank among the top high schools in the country. With an average ACT score of 25.6, Dublin City Schools is the the #1 ranked district in Central Ohio, #3 in Ohio and #57 in the nation, according to school rating website niche.com. With 25 institutes of higher learning in Central Ohio, including Ohio University at Dublin, Columbus State's Dublin Regional Learning Center and The Ohio State University in nearby Columbus, the region offers a pipeline to 115,000 college students and 20,000 annual graduates.

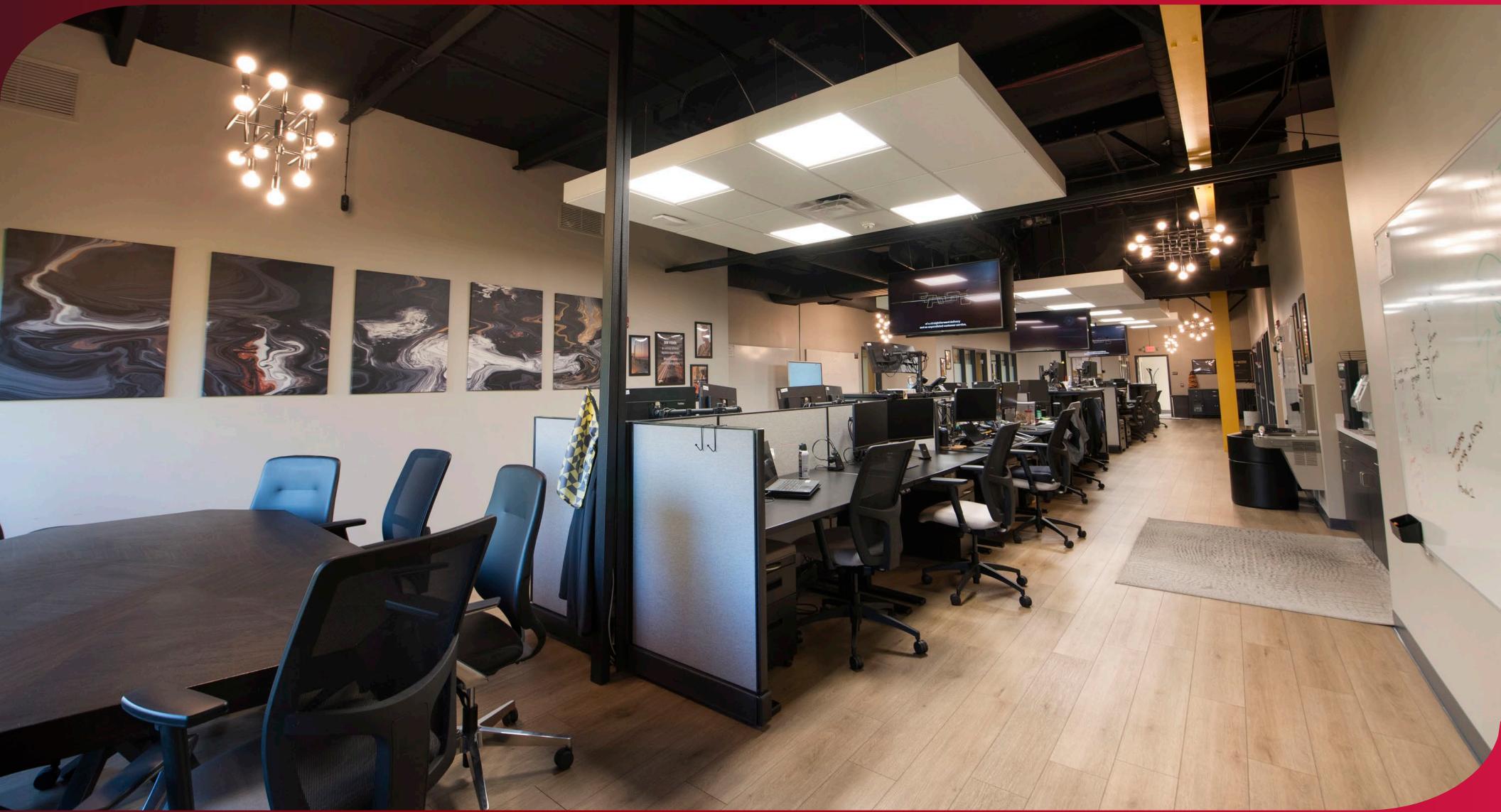
Dublin's fiscally sound stewardship has earned the City the highest available bond ratings – AAA from Moody's Investors Service and AAA from Fitch Ratings – a distinction carried by approximately three percent of rated cities nationwide.



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