

**6141 AVERY ROAD**  
**DUBLIN, OH 43016**

**20,183± SF**  
**FOR LEASE OR SALE**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**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

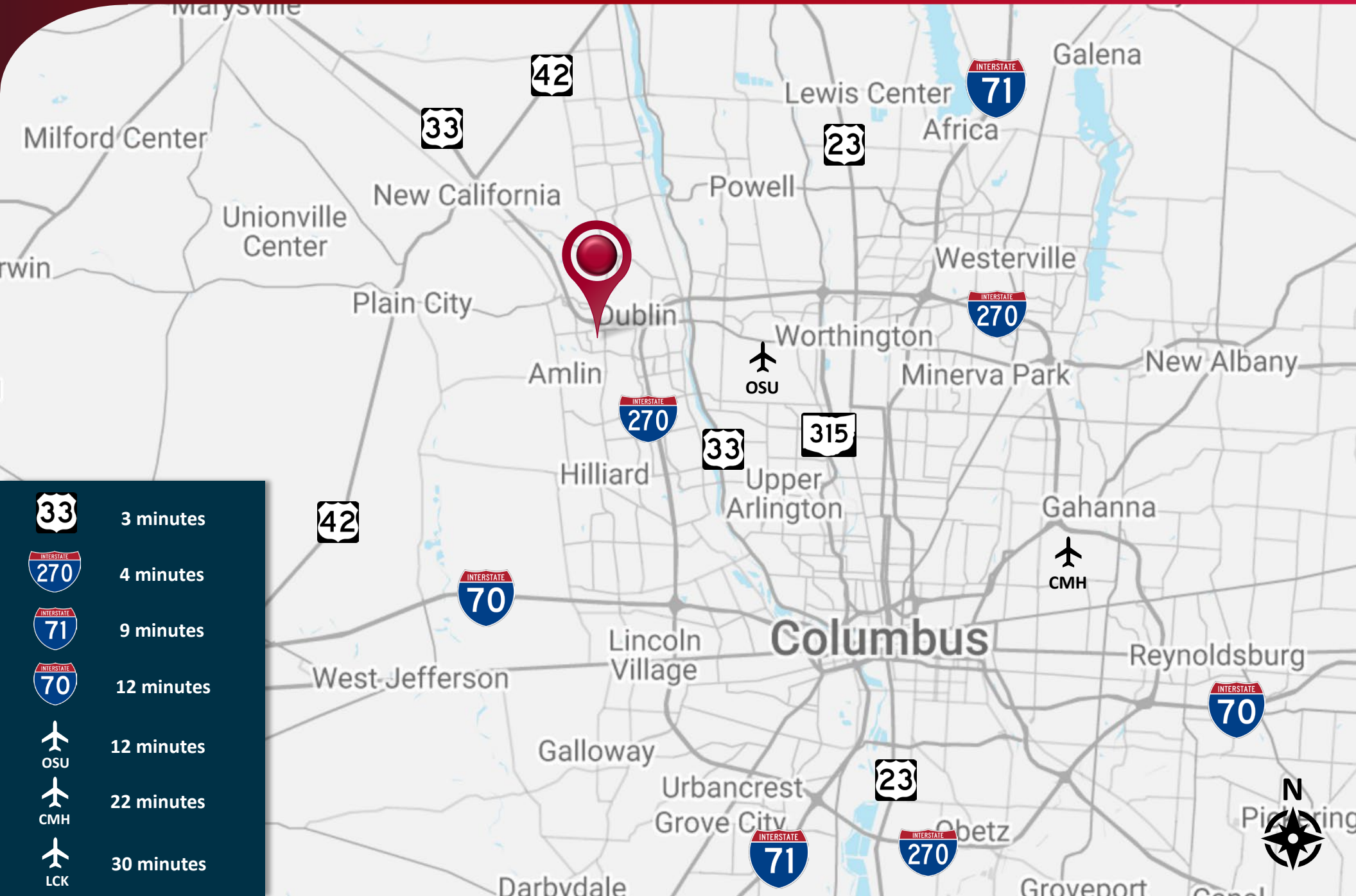
**ALEX KUNIEGA**  
alex.kuniega@lee-associates.com  
C 440.318.4078

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



# 6141 AVERY ROAD

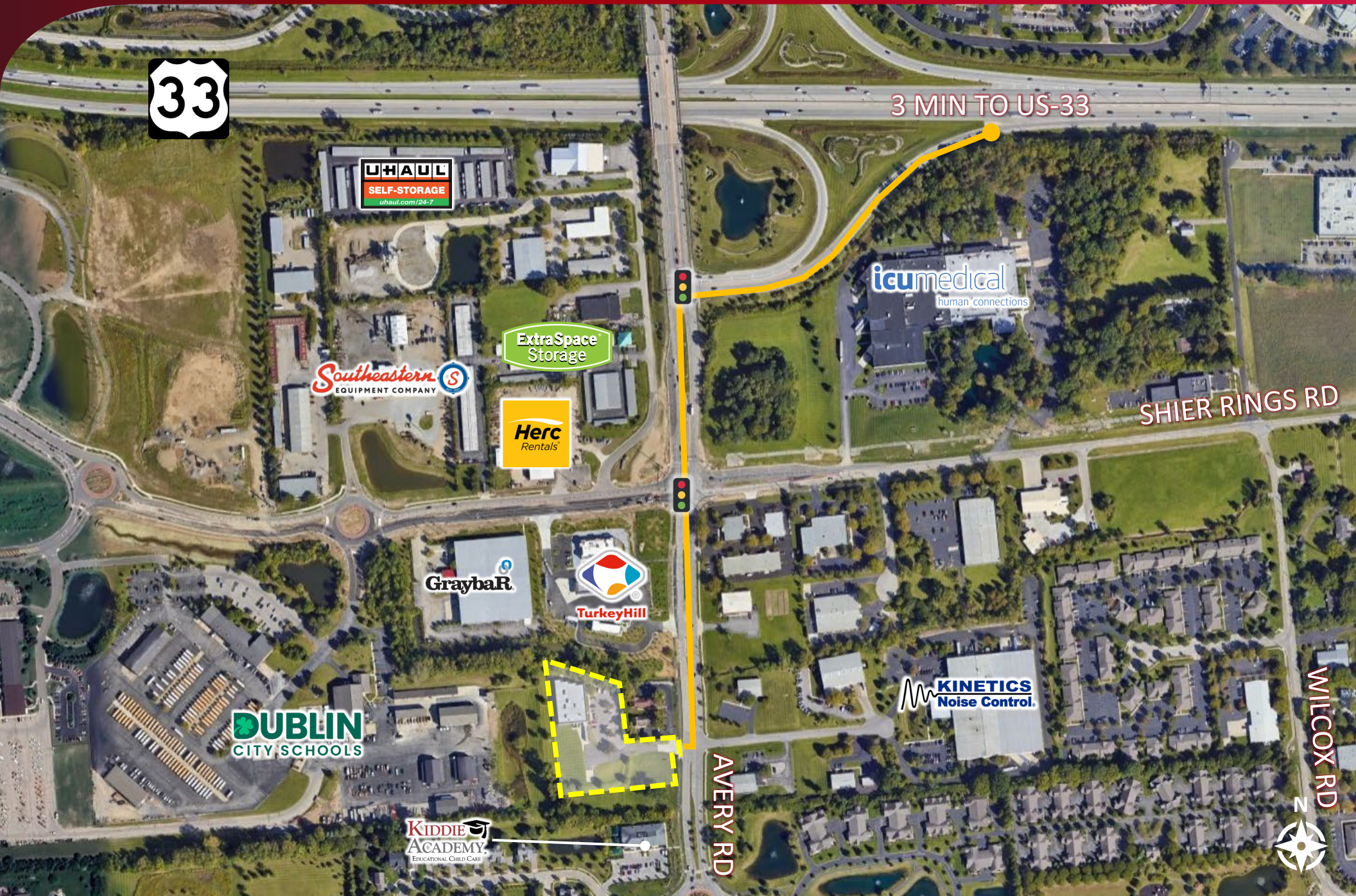
## 20,183± SF FOR LEASE OR SALE





# 6141 AVERY ROAD

20,183± SF FOR LEASE OR SALE



3 MIN TO US-33



SHIER RINGS RD



AVERY RD

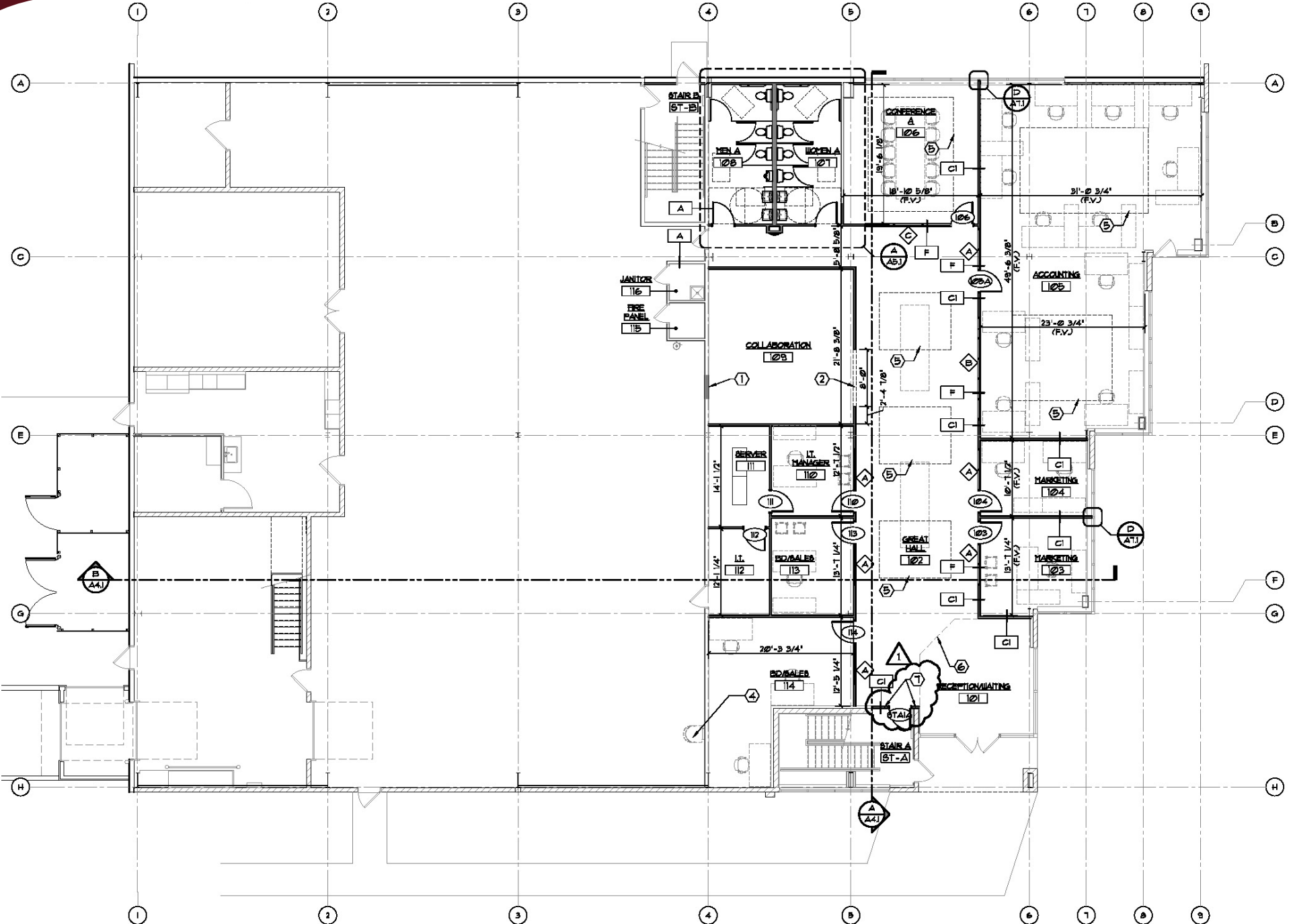
WILCOX RD





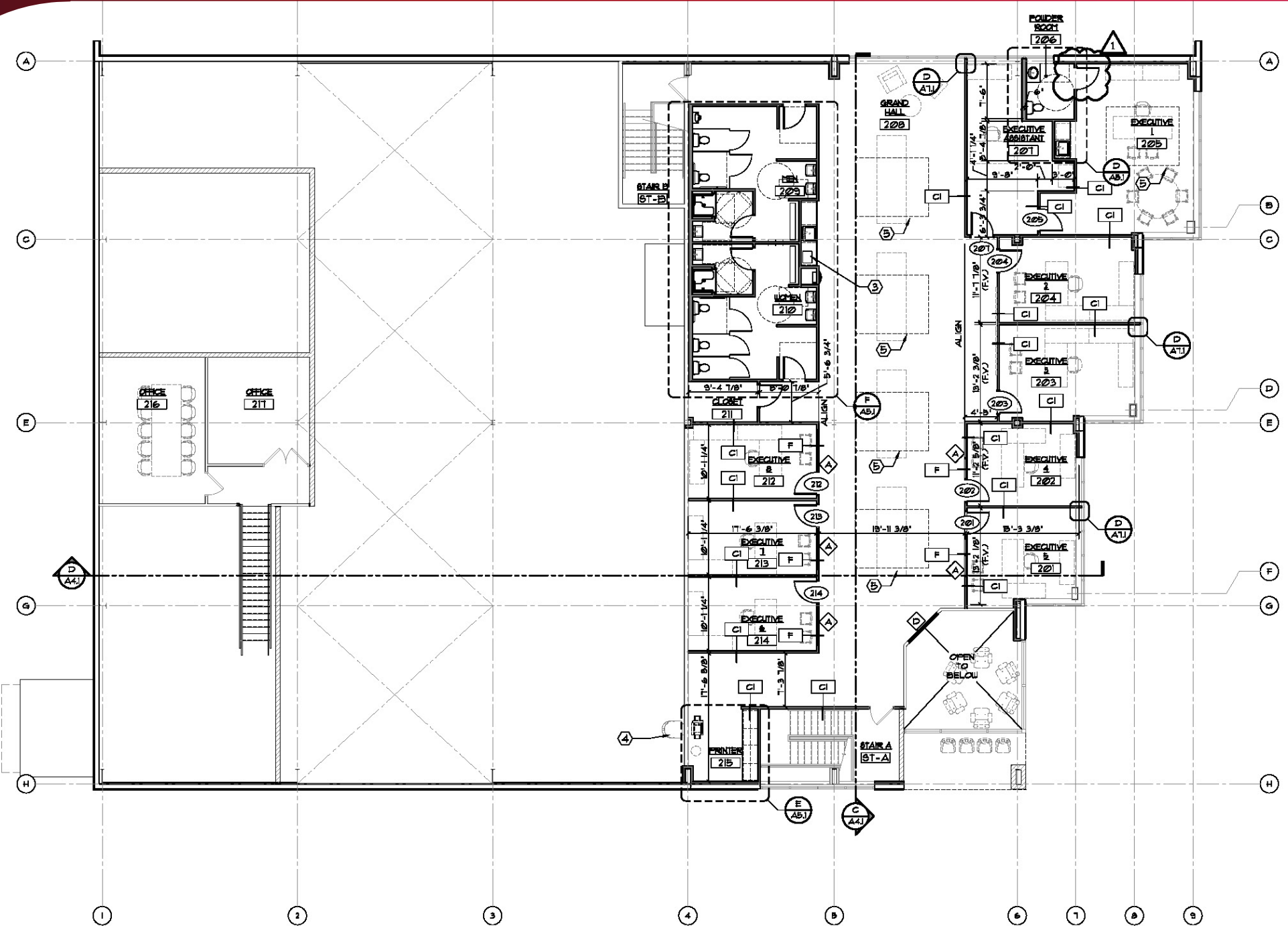
# 6141 AVERY ROAD

## FLOORPLAN – 1<sup>st</sup> FLOOR



# 6141 AVERY ROAD

## FLOORPLAN – 2<sup>nd</sup> FLOOR





# 6141 AVERY ROAD

## BUILDING SPECIFICATIONS

<b>Municipality</b>	City of Dublin, Ohio
<b>Address</b>	6141 Avery Rd, Dublin, Ohio 43016-8756
<b>Total Building</b>	20,183± SF
<b>Site Size</b>	2.96± acres
<b>Year Built / Renovated</b>	1995 / 2022 office renovation over \$2,000,000
<b>Building Description</b>	Pre-Engineered Steel Frame Office / Warehouse
<b>Office Improvements</b>	11,376± SF - Two Story Office
<b>Zoning</b>	TF (Technology Flex District)
<b>Exterior Walls</b>	Concrete block, metal panel, framed windows
<b>Current Use</b>	Office / Warehouse Facility
<b>Available Date</b>	Anticipated 2026
<b>HVAC</b>	Total Building is temperature controlled
<b>Floor</b>	Concrete slab on grade
<b>Ceiling Height</b>	Warehouse area 21'

<b>Warehouse Lighting</b>	LED high bay lighting	
<b>Dock High Door</b>	One - south elevation	
<b>Auto Parking Building Total</b>	60 spaces	
<b>Parcel ID Franklin County</b>	274 - 000047 - 00	
<b>Airport Access</b>	Ohio State University Airport (OSU)	7.5 Miles
	John Glenn Intl (CMH)	21.9 Miles
	Rickenbacker Intl (LCK)	28.6 Miles
<b>Logistical Access</b>	US 33 via Avery Rd	
	0.4 Miles to US 33	
	1.9 Miles to I-270 Columbus Outerbelt	
	10.3 Miles to I-71 North Side via I-270	
	10.9 Miles to I-70 West Side via I-270	
	15.4 Miles to Ohio State University	
	17.6 Miles to Columbus Downtown	



# 6141 AVERY ROAD

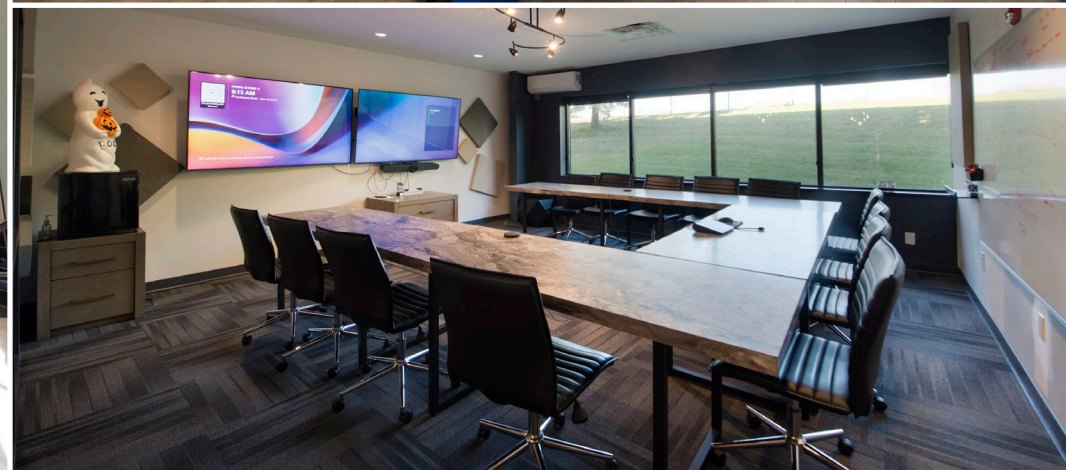
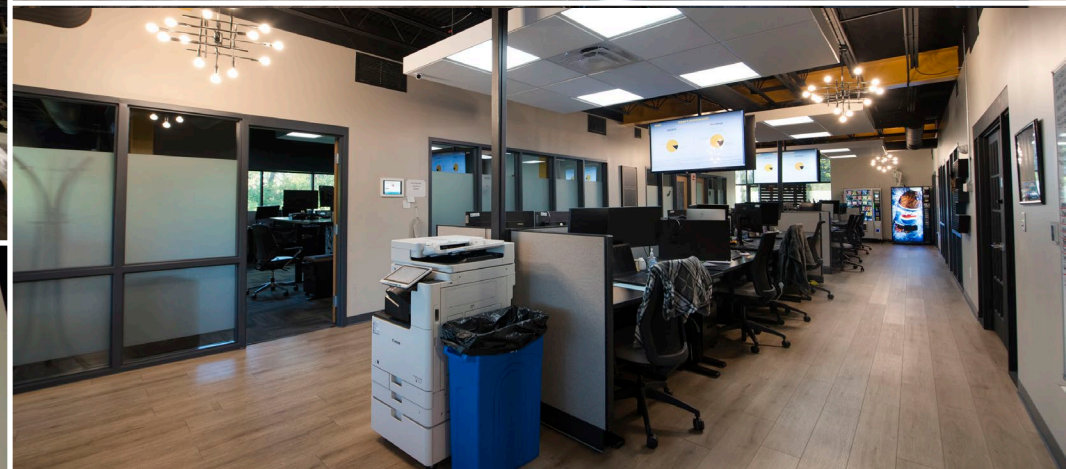
## EXTERIOR PHOTOS





# 6141 AVERY ROAD

## INTERIOR PHOTOS





# 6141 AVERY ROAD

## 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 #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.



***DUBLINOHIOUSA.GOV***



# 6141 AVERY RD, DUBLIN

## 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

All information provided regarding property for sale, lease, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein. © 2025 Lee & Associates.