

FOR LEASE 5704 Avery Rd, Dublin, OH 43017



Avery Rd Retail Ctr

Perimeter Center



Spacious Open Floor Plan. Incredible Visibility.

5,160

SF Available

\$995,000

Sales Price

\$12 SF/YR

Lease Rate

17K+

Vehicles/Day

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

5704 Avery Rd, Dublin, OH 43017

A flexible industrial opportunity in one of Dublin's most convenient and high-visibility locations. Located directly on busy Avery Road, this 5,000+ SF industrial/flex property offers the functionality businesses need with the accessibility and exposure that help support long-term growth. With an additional 1,200 SF of outdoor storage, the property is well suited for contractors, service businesses, warehouse users, distribution, showroom operations, and a variety of commercial uses. Inside, the space features a versatile open warehouse layout that can easily adapt to your operational needs, along with dedicated office space and the ability to create a private conference room or collaborative meeting area. A single overhead drive-in door supports efficient loading and day-to-day operations, while on-site parking provides convenience for employees, customers, and visitors. Beyond the property itself, the location delivers exceptional connectivity. Benefit from strong vehicle traffic along Avery Road and proximity to everyday amenities including Avery Road Retail Center, Perimeter Center, the OSU Wexner Medical Center Outpatient Care location, OhioHealth Dublin Methodist Hospital, and quick access to I-270. Whether you're looking to lease industrial space in Dublin, Ohio or purchase a property to support your next stage of growth, 5704 Avery Road offers flexibility, convenience, and a location that keeps your business connected.

Property Highlights

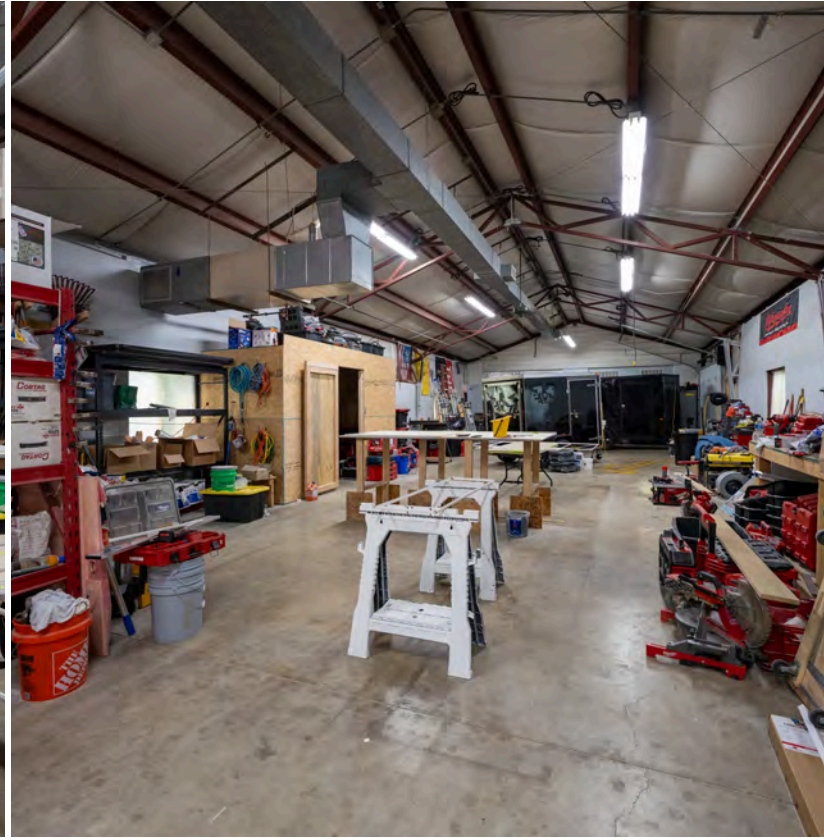
- Available For Lease & Sale
- ±5,000+ SF Industrial / Flex Space
- ±1,200 SF Outdoor Storage Area
- 1 Overhead door
- High vehicle exposure on Avery Rd

AVAILABLE SF:	5,160 SF
ADD'L STORAGE SF:	1,200 SF
SALE PRICE:	\$995,000.00
LEASE RATE:	\$12 SF/YR
LEASE TYPE:	NNN
ZONING:	COM WHSE



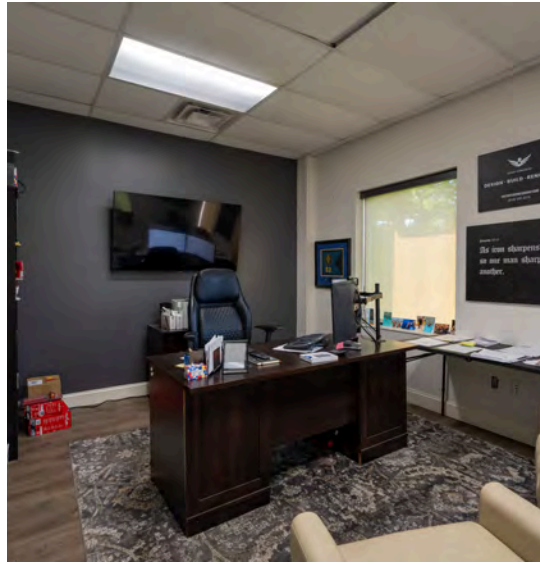
Property Photos - Warehouse

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Property Photos - Offices

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Location & Demographics

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DEMOGRAPHIC SNAPSHOT

METRIC	Within 5 miles of site
Population	162,372
Households	66,350
Avg HHI	\$133,711
Businesses	9,801
Employees	91,780



NEARBY ANCHORS

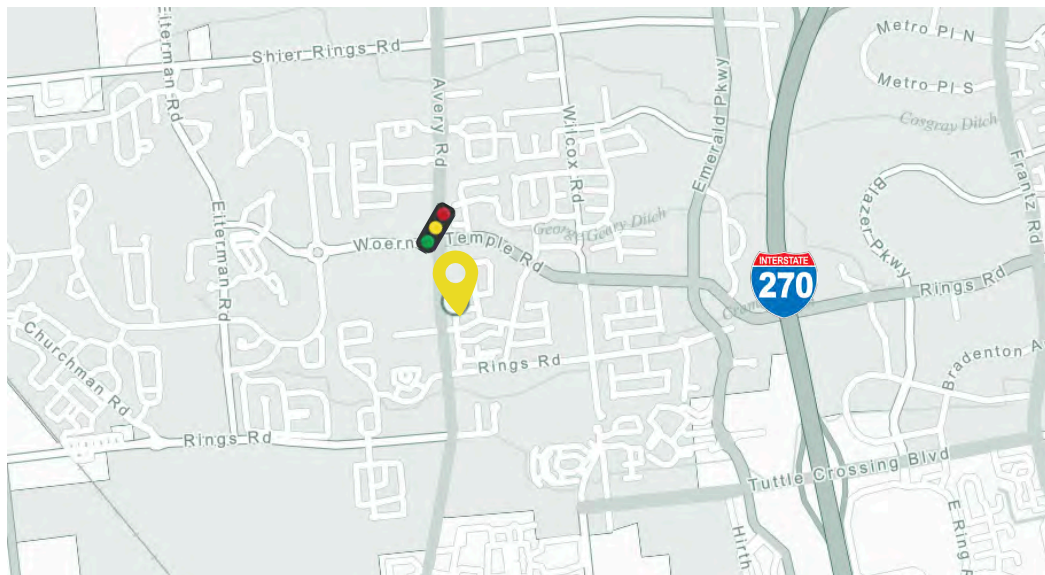
- EASE Logistics
- Snap Fitness Dublin
- A Touch of Class Car Wash
- The Crossings at Avery Apts
- Ohio Center for Pediatrics - COPC
- Ohio State Outpatient Care Dublin
- OhioHealth Dublin
- Stanley Steemer

TRAFFIC COUNTS

**Avery Rd & Woerner
Temple Rd at
Signalized Corner**

13,319

VEHICLES PASSING PER DAY



Contact Us

5704 Avery Rd, Dublin, OH 43017

Don't miss out on this great opportunity!
Contact us today with any questions:



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Kohr Royer Griffith Inc
Commercial Real Estate Services
EXPERIENCE MATTERS

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Offering Memorandum

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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.

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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.

**CONTACT US TODAY
TO SCHEDULE A
TOUR:**



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