

# 6750 Crosby Ct, Dublin, OH 43017

## Versatile Industrial Space



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1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ [krgre.com](http://krgre.com)





# Property Overview

## 6750 Crosby Ct, Dublin, OH 43016

6750 Crosby Ct offers 30,861 square feet of well-designed industrial space, combining functionality with a professional office environment. The property includes several private offices, open office space for team collaboration, a dedicated workroom, and storage area to support a range of operational needs. A conference room and reception area provide a professional setting for meetings and a welcoming first impression for visitors. The building features a dock area, with the potential to add an additional dock and overhead door. This flexibility makes it well-suited for businesses that anticipate growth or require adaptable logistics solutions.

Located along State Route 161, the property benefits from outstanding visibility, with more than 10,000 vehicles passing by daily. This high-traffic location not only enhances business exposure but also provides convenient access for employees, clients, and partners. Agent owned.

## Property Summary

<b>Lease Rate:</b>	Negotiable
<b>Building SF:</b>	30,861 SF
<b>Available SF:</b>	30,861 SF
<b>Traffic Count:</b>	10,513 (2024)
<b>Traffic Count Street:</b>	SR 161 at site





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# Floor Plan

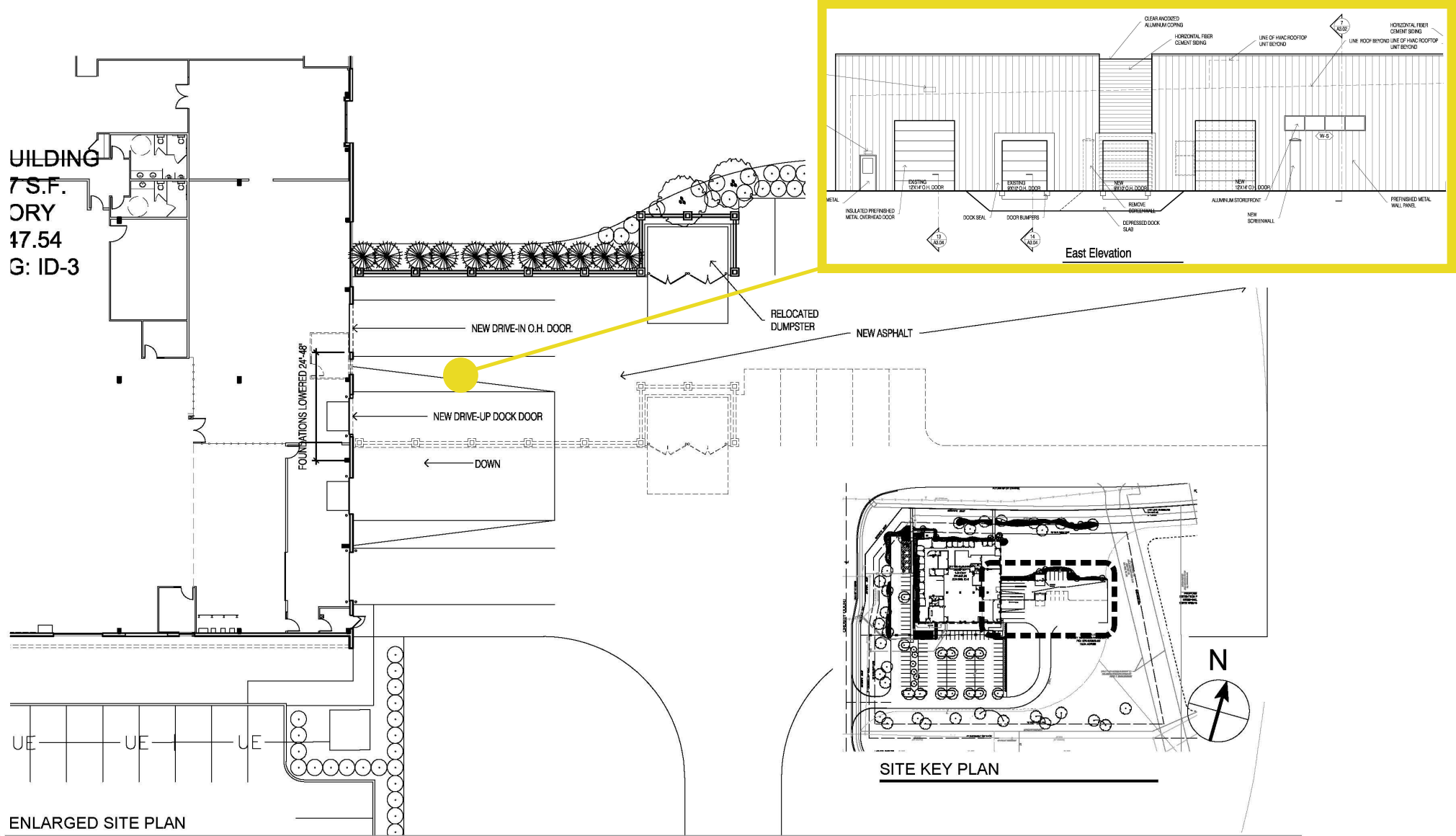
-  OFFICE
-  OPEN OFFICE SPACE
-  RECEPTION
-  RESTROOM
-  STORAGE
-  WORK ROOM
-  CONFERENCE ROOM
-  DOCK AREA



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# Potential Loading Dock Addition



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# About KRG



## EXPERIENCE MATTERS

Proudly Serving The Commercial  
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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.

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.