

30,861 SF Industrial | Dock Access | SR-161 Visibility 6750 Crosby Ct, Dublin, OH 43017



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

6750 Crosby Ct, Dublin, OH 43016

6750 Crosby Ct offers a unique opportunity for businesses seeking to either purchase or lease a well-located industrial facility in a highly visible corridor. The 30,861-square-foot building combines functional warehouse space with a professional office build-out, making it well suited for a variety of operations including distribution, light manufacturing, and service-oriented businesses.

The property features a thoughtfully designed office layout with multiple private offices, collaborative open workspace, a conference room, dedicated workroom, storage areas, and a welcoming reception area—creating a professional environment for both employees and visitors.

The warehouse includes an existing dock area, with the potential to add an additional dock and overhead door, providing flexibility for companies that anticipate operational growth or evolving logistics needs.

Positioned along State Route 161, the property benefits from excellent visibility with more than 10,000 vehicles passing daily, offering strong exposure and convenient access for employees, customers, and distribution routes throughout the region.

With the flexibility to accommodate both ownership and leasing opportunities, 6750 Crosby Ct presents a rare chance for businesses to secure a strategically located industrial facility that can support both current operations and future growth.

Property Highlights

- 30,861 SF industrial facility available for sale or lease
- Private offices, open workspace, conference room, and reception area
- Existing dock with potential to add additional dock and overhead door
- Functional space featuring a dedicated workroom and storage areas
- High visibility location along State Route 161
- Opportunity for owner-users or tenants seeking a strategic industrial location

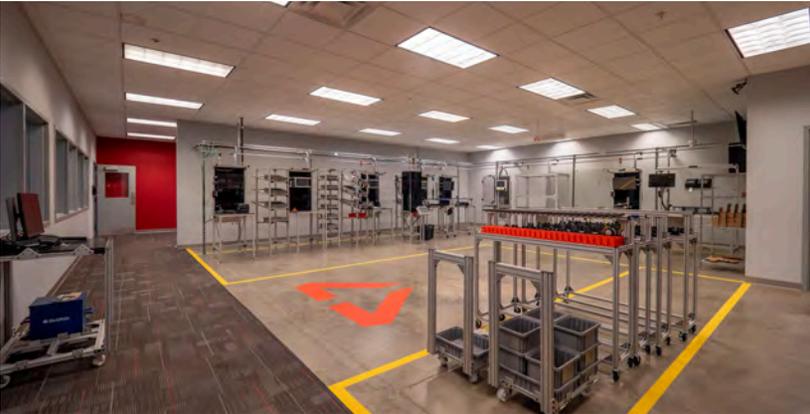
Property Summary

Sale Price:	\$4,650,000
Lease Rate:	Negotiable
Lease Term:	5 years
Building SF:	30,861 SF
Available SF:	30,861 SF
Traffic Count:	10,513 (2024)
Traffic Count Street:	SR 161 at site

Interior Photos

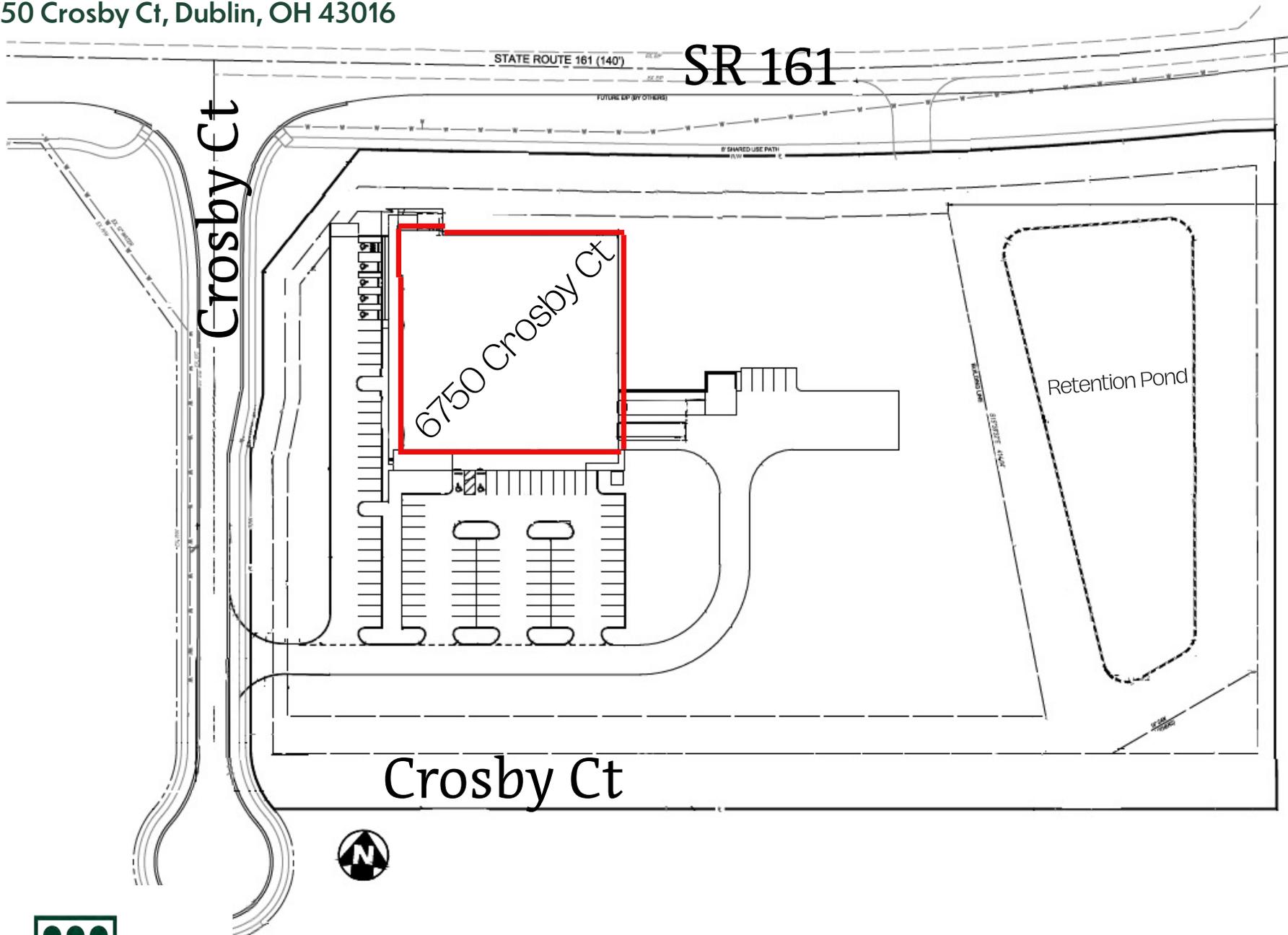


Interior Photos



Site Plan

6750 Crosby Ct, Dublin, OH 43016

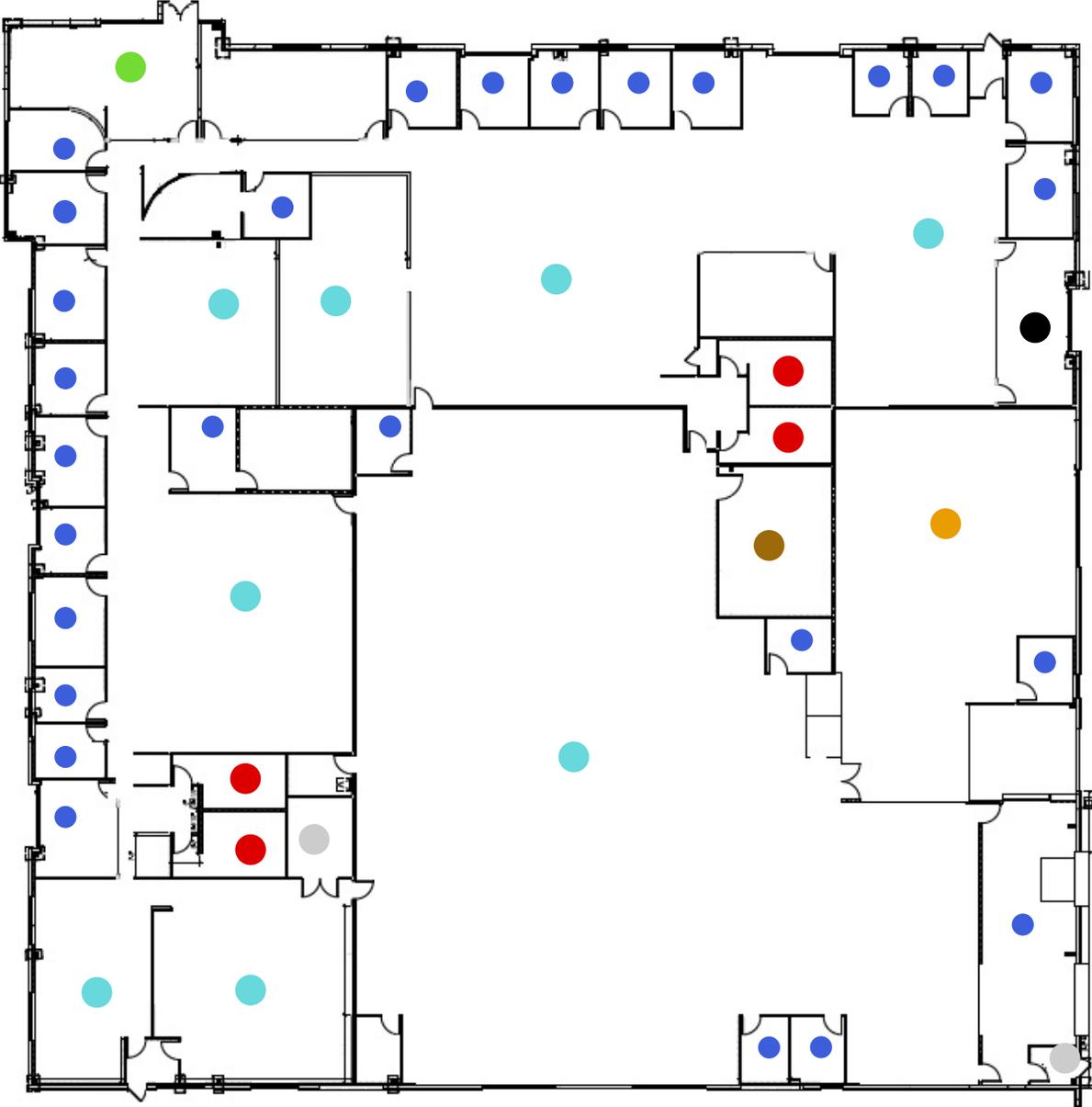


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Floor Plan

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

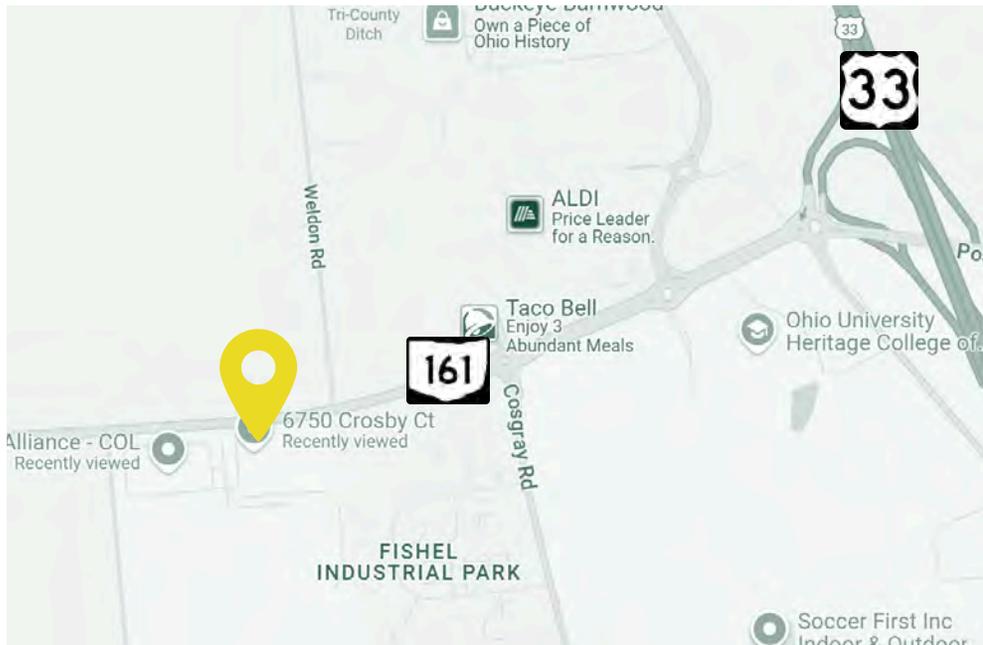


Market Overview - Dublin

6750 Crosby Ct, Dublin, OH 43016

Dublin is and always has been a proud local democracy. In their service, Dublin strives to provide the best quality of life and environment in which residents and businesses can thrive. They seek to ally our proud traditions with the best innovations of the future. Dublin City Schools is #1 for best school districts in Columbus, Oh area, and according to niche.com ranks 2nd for best teachers in Ohio, #5 for best school district in Ohio, and #6 best places to teach in Ohio.

A Snapshot of Top Employers



Demographic Snapshot

	2 miles	5 miles
Population	37,500	198,809
Households	15,927	81,515
Avg HHI	\$111,499	\$123,092
Businesses	3,652	11,461
Employees	47,752	112,280

Contact Us



EXPERIENCE MATTERS

Proudly Serving The Commercial
Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry. At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



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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.



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