

# 6535 Oley Speaks Way

Canal Winchester, OH 43110

## Contact Us

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45,823 SF Available



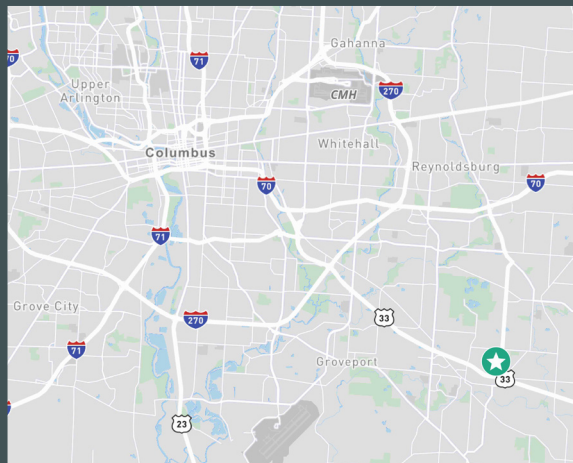
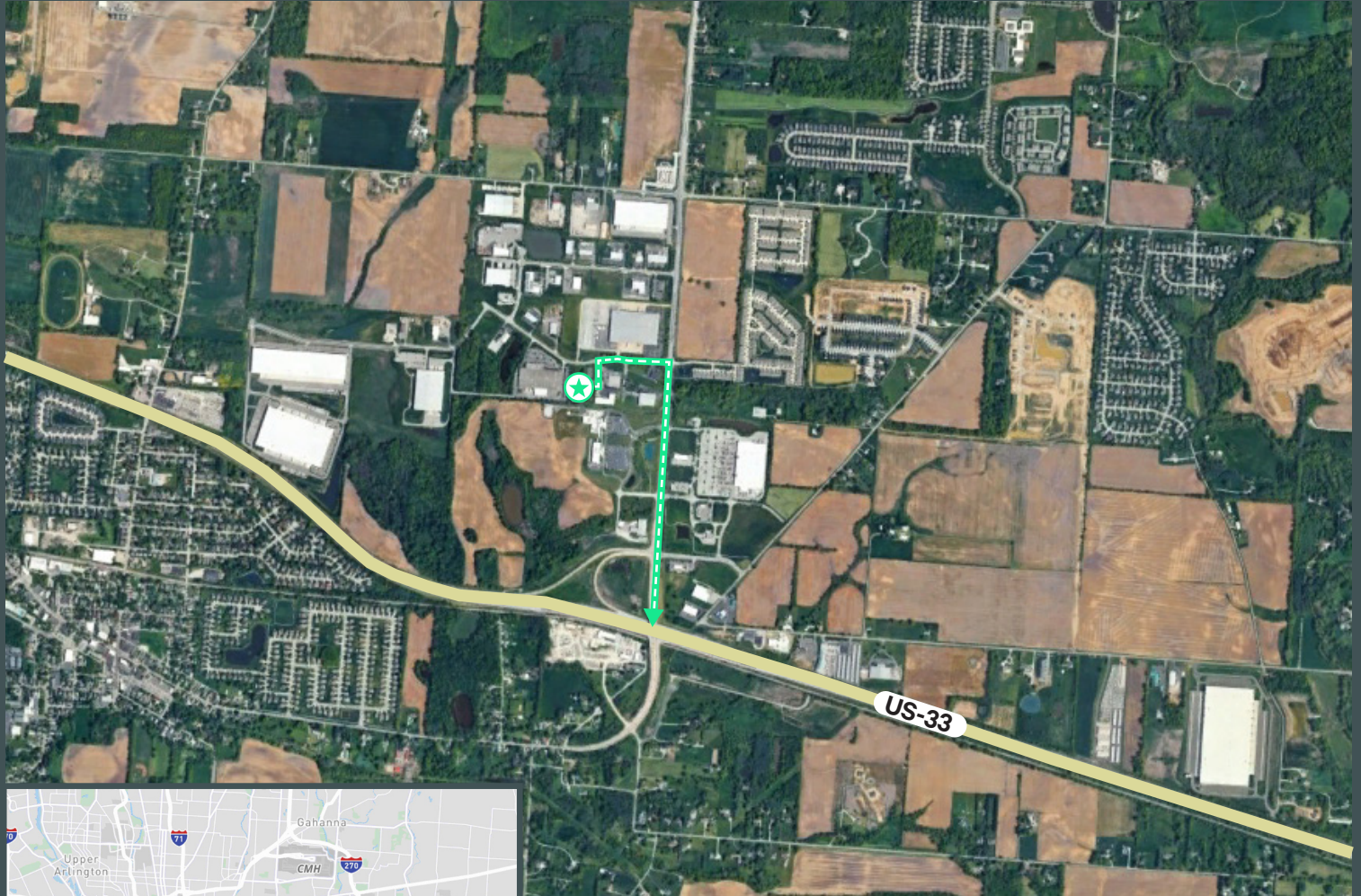


# Building Details

## Key Information

Building Size	45,823 SF
Office	1,466 SF
Acres	3.30 AC
Clear Height	20'
Column Spacing	24'x 39'
Drive-in Doors	2 (12'x14')
Year Built/Renovated	1998/2005

Docks	Four (4)
Electrical Service	400a/120 - 280v 3p
Electricity Provider	South Central Power Co.
Water/Sewer Provider	City of Canal Winchester
Gas Provider	Columbia Gas of Ohio
Parking	25
Zoning	Limited Manufacturing (LM)



# Ease of Access

## Reach Columbus & Beyond

Located in Canal Winchester, 6535 Oley Speaks Way offers a well-equipped and accessible space ideal for light manufacturing, warehousing, or flex operations. With direct access to Route 33 and proximity to the Rickenbacker submarket, this location ensures efficient regional connectivity. Whether you're expanding or relocating, 6535 Oley Speaks Way delivers the space, access, and functionality to support your operational growth.

### Key Access

US-33	0.5 miles
SR-674	0.3 miles
I-270	6 miles
I-70	16 miles
I-71	18 miles
I-670	17 miles

45,823 SF

Total Availability

1,466 SF

Office Space

20'

Clear Height





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