

FOR SALE | CREATIVE OFFICE/WAREHOUSE

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FOR SALE CREATIVE OFFICE FLEX/WH SPACE

7007 DISCOVERY BLVD. | DUBLIN, OH 43017

\$16,100,000 (\$85/SF)

190,436 SF | OFFICE: 106,343 SF & WAREHOUSE: 84,093 SF

OFFER SUMMARY

Sale Price:	\$16,100,000 (\$85/SF)
Building Size:	190,436 SF
Lot Size:	15.59 Acres
Property Type:	Office/Warehouse
Zoning:	Office/Industrial

PROPERTY HIGHLIGHTS

- Unique opportunity for an investor or owner-occupant to acquire a free-standing building in Dublin at below replacement cost
- Creative second-generation office/warehouse space with a beautiful setting and ample green space
- 12'-14' ceilings in the office and 20' ceilings in the warehouse
- Conveniently located just off Avery-Muirfield and the SR-33-SR-161 interchange near numerous amenities
- Potential for building signage with separate entry, with an existing tenant that may remain in approx. 25,000+/- SF



FOR MORE INFO.
CONTACT:

ANDY MILLS, SIOR, CCIM
614-582-5521
amills@elfordrealty.com

KRISTY DANIEL, SIOR
614-560-7340
kdaniel@elfordrealty.com

ELFORD REALTY
614-488-0000
Columbus, OH



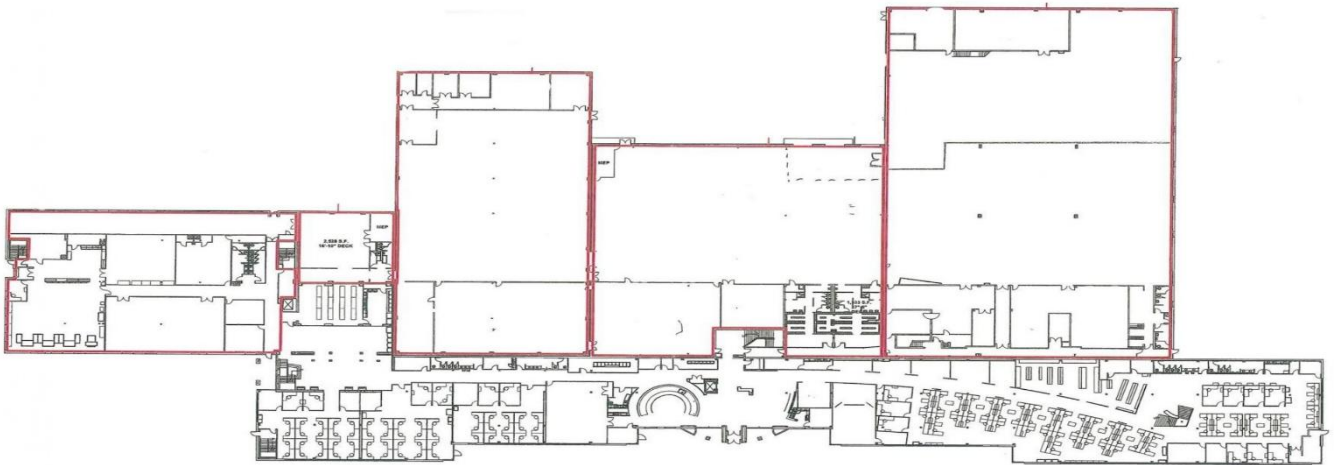
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PROPERTY OVERVIEW

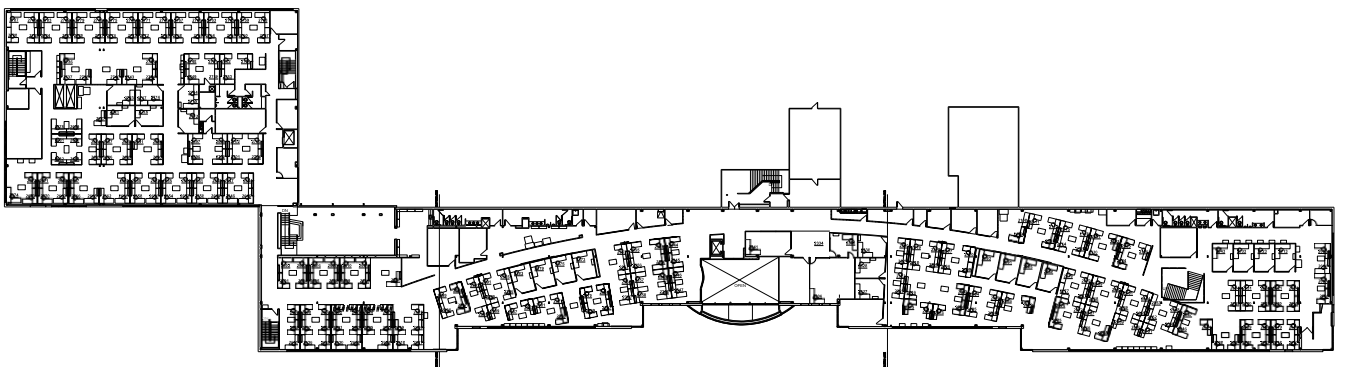
Elford Realty is proud to present a rare opportunity for an owner-occupant or investor to acquire a free-standing creative office/warehouse building in Dublin, Ohio. Situated just off Perimeter Boulevard with convenient access to SR-161 and I-270, the property offers the chance to purchase a distinctive asset below replacement cost. The building currently includes two warehouse tenants on short-term leases, and WD Partners may be open to remaining in a portion of the office space, creating additional flexibility for future ownership. The creative office buildout includes mostly open workspace, along with conference, meeting, and training areas, making the property well suited for a variety of office, flex, and warehouse users.



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

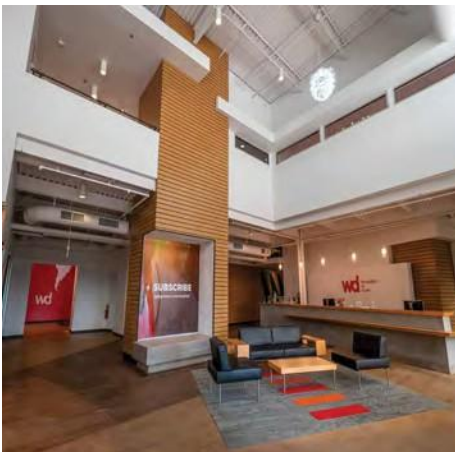
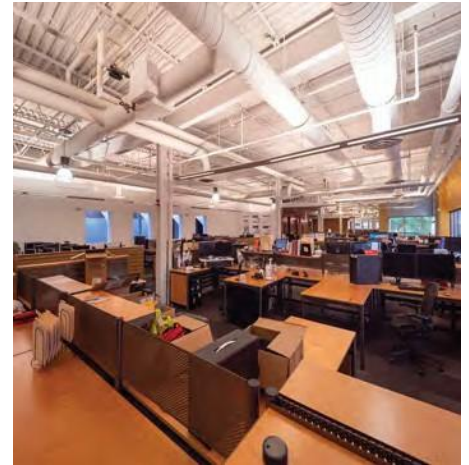
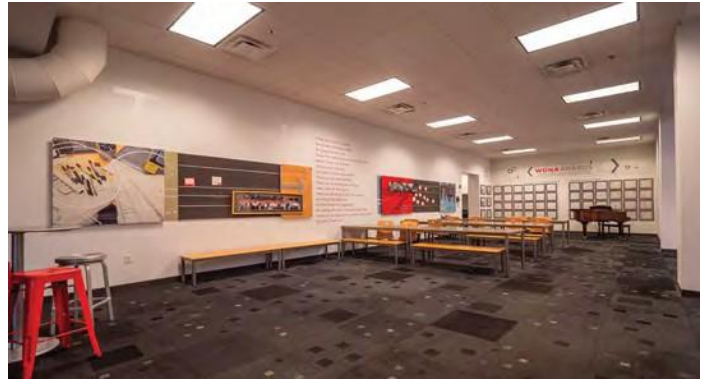
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PROPERTY PHOTOS



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AREA MAP



DEMOGRAPHICS

