



For Sublease – 7686 N Fishel Drive North | Dublin, OH

A rare Dublin office opportunity combining professional workspace with secure outdoor functionality in one of Central Ohio's most competitive markets.

Rolls
REALTY

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Property Highlights



Rare Fenced Yard in Dublin

A secure, gated yard offering outdoor storage, fleet staging, or contractor vehicle parking – a true rarity in the Dublin office market that sets this property apart from traditional office spaces.



9,863 SF Full Office Conversion

Single-story, reinforced concrete building designed for professional layouts, hybrid users, or headquarters operations with flexible workspace configurations.



Prime Dublin Location

Less than one mile to SR 33/161 interchange and just minutes to I-270, providing seamless access across Central Ohio and connectivity to major business corridors.



Property Overview

9,863

Square Feet

Total building size

2.24

Acres

Total lot size

20

Parking Spaces

Surface parking (2.03/1,000 SF)

1988

Built

Reinforced concrete
construction

Specifications

- **Construction:** Reinforced Concrete
- **Use:** Full Office with Secure Yard
- **Power:** 200a / 240v 3-Phase
- **Utilities:** Natural Gas, City Water/Sewer
- **Zoning:** High Density Office / R&D
- **Lot:** 2.24 Acres | Fishel Industrial Park

Zoning

High Density Office / R&D zoning supports corporate HQ, professional services, R&D, and fleet-based operations – one of the most flexible designations in the Dublin submarket.

Property Description

Formerly home to Guttridge Mechanical, which relocated its operations to Hilliard, **7686 N Fishel Drive North** has been thoughtfully converted into office space, creating a distinctive opportunity in the Dublin market. The property offers a practical, adaptable setting for users seeking a professional environment with room to support day-to-day operations.

Its appeal lies in the blend of office functionality and operational flexibility, making it a compelling sublease option for corporate users, contractors, and fleet-based tenants who value a space that can support both work and logistics.



- ✓ **Location Advantage:** Positioned just off Cosgray Road, less than one mile from the SR 33/161 interchange, and only four miles from I-270.

Interior & Floor Plan Details

10+

Private Offices

Accommodates executive or focused work

2

Conference Rooms

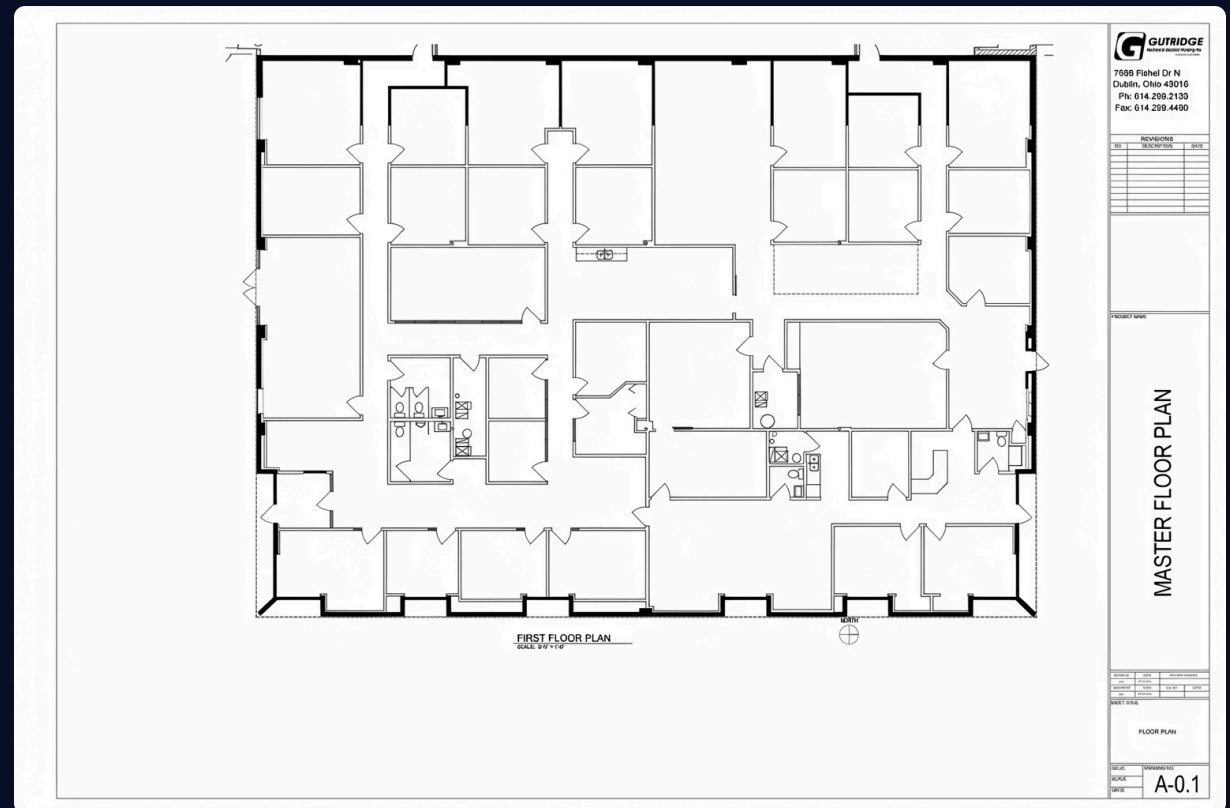
Equipped for presentations and meetings

1

Single Story

Flexible layout for easy tenant customization

The interior offers a flexible mix of private offices and open workspace that supports both focused work and collaboration. Its adaptable layout makes it easy for tenants to customize the space to fit operational or headquarters needs.



Secure Fenced Yard: Unlock Outdoor Potential

A secured, fenced yard is a rare asset in the Dublin office market – here's what it enables:

- Fleet vehicle staging & secure parking
- Contractor equipment storage
- Outdoor materials or inventory staging
- Gated access for controlled entry



Dublin

— OHIO —

Strategic Location & Unrivaled Accessibility



< 1 Mile to SR 33/161

Direct interchange access via Cosgray Road.



4 Miles to I-270

Full regional connectivity across Central Ohio.



Fishel Industrial Park

Established business park with neighboring industrial and office users.

Ideal Tenant Profiles



Corporate Headquarters

Seeking a dedicated, professional environment with modern amenities and room for growth, plus rare secure outdoor capacity.



Professional Services Firms

Law firms, accounting practices, or consulting groups requiring prominent office space with excellent access for clients and staff.



Contractors/Trades Businesses

Businesses needing secure fleet staging, equipment storage, and office operations in one convenient, accessible location.



R&D Operations

Companies focused on research and development, benefiting from flexible layouts, robust infrastructure, and strategic location.



Hybrid Office Users

Organizations implementing flexible work models that require adaptable office configurations to support both in-person and remote teams.



Government/Municipal Tenants

Public sector entities requiring secure, well-located facilities with ample parking and accessibility for administrative or operational functions.





Secure Your Dublin Advantage Today

Don't miss the chance to position your business in one of Central Ohio's most dynamic markets.

Act Now: Properties offering this unique combination of professional office space and secure fenced yard capacity are rare in the Dublin submarket and in high demand.

Contact Us for a Private Tour

Darrick G. Klamut, CCIM

Senior Vice President

Rolls Realty Commercial

Office | Industrial | Sale-Leasebacks | Land & Development

614-769-4085

Darrick.Klamut@RollsRealty.com

www.rollsrealty.com

