

5725 AVERY ROAD
DUBLIN, OH 43016

14,614± SF
FOR LEASE OR SALE



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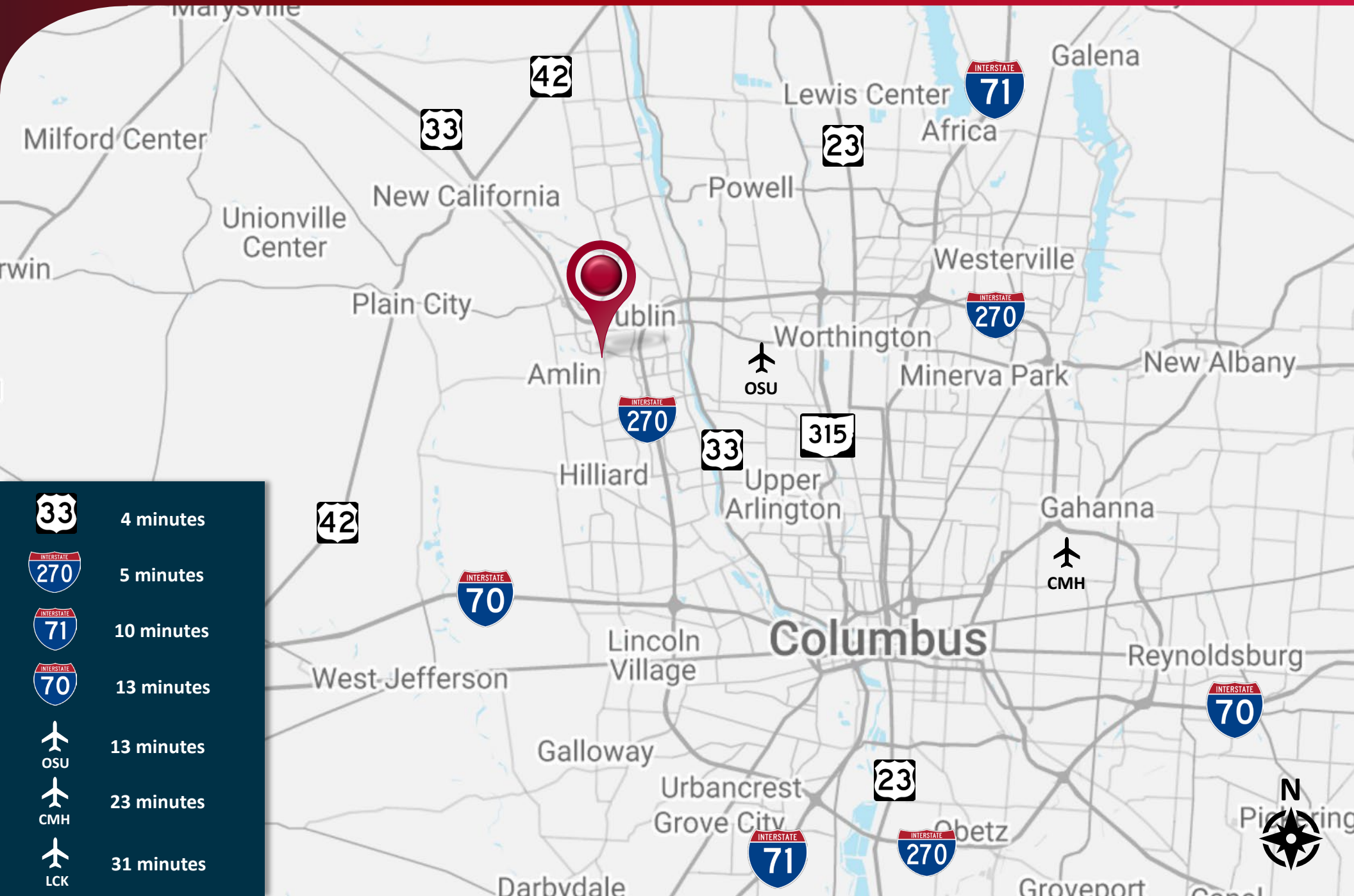
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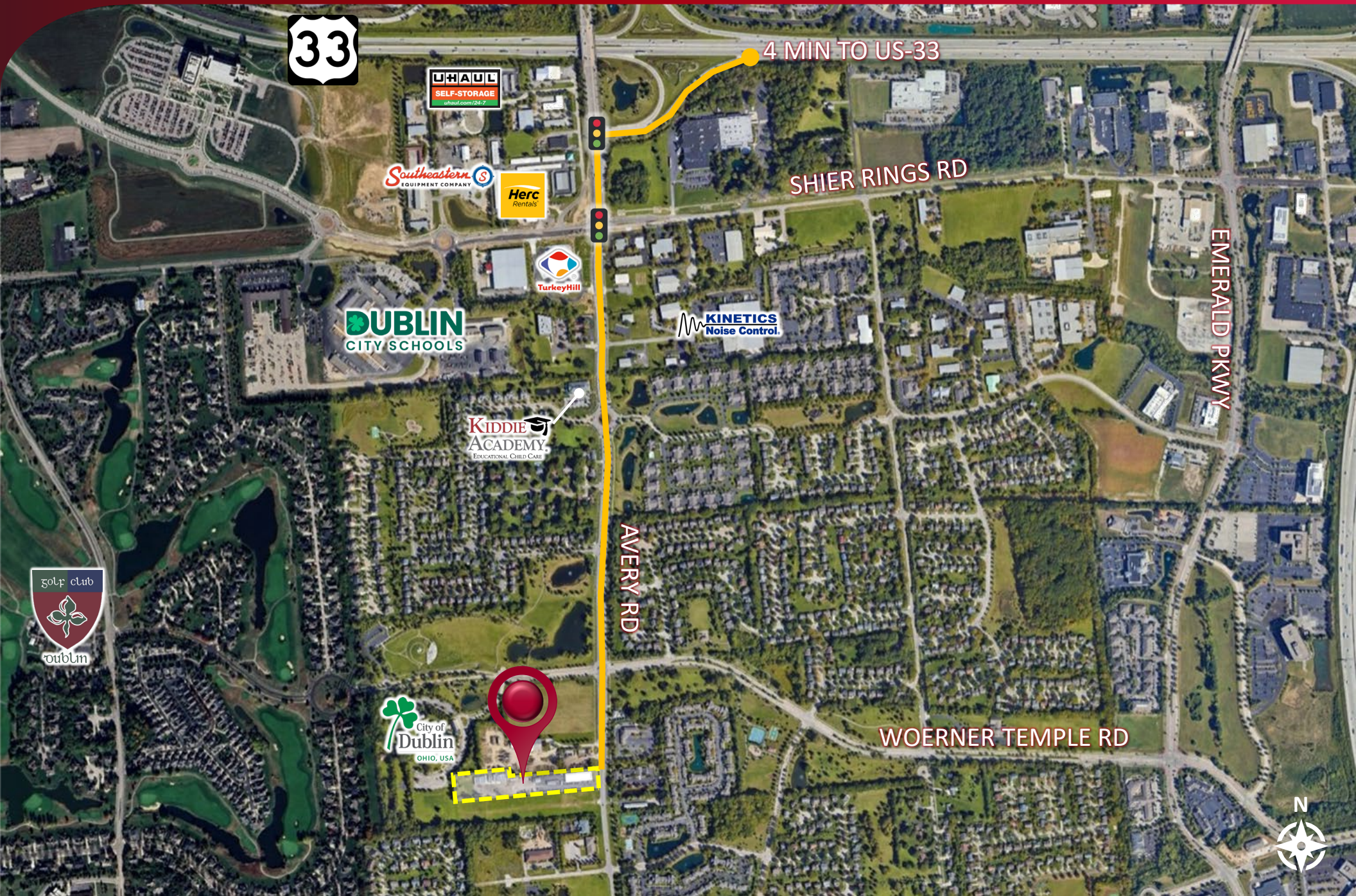
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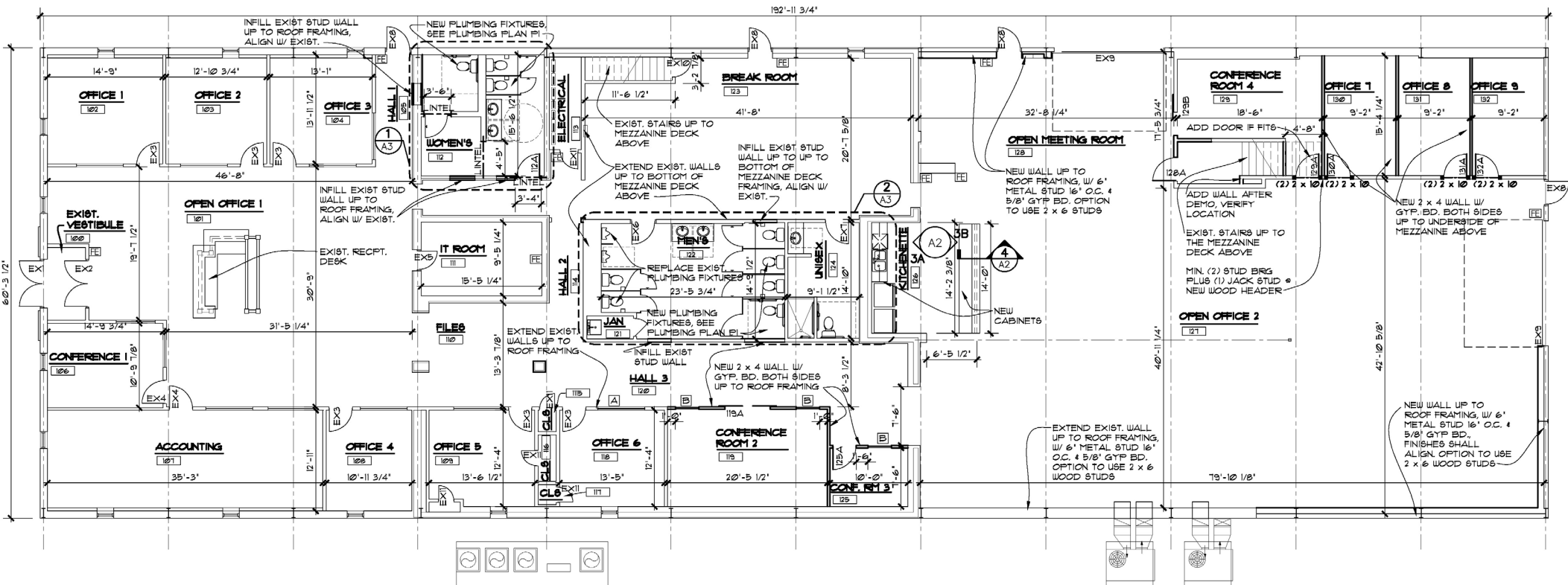
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FLOORPLAN



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BUILDING SPECIFICATIONS

Municipality	City of Dublin, Ohio
Address	5725 Avery Rd, Dublin, Ohio 43016-8756
Total Building	14,614± SF
Site Size	4.16± acres
Building Description	Pre-Engineered Steel Frame Office / Warehouse
Office Improvements	11,760± SF
Zoning	City of Dublin - TF (Technology Flex District)
Exterior Walls	Metal panel, framed windows
Current Use	Office / Trailer Storage Facility
Floor	Concrete slab on grade

Property Amenities	Fully gated and secured
	Paved trailer / outside storage area
	Monument signage on Avery Rd
	High end office finishes
Auto Parking Building Total	45 spaces
Parcel ID Franklin County	274-000028-00
Logistical Access	US 33 via Avery Rd
	0.5 Miles to US 33
	2.0 Miles to I-270 Columbus Outerbelt
	10.4 Miles to I-71 North Side via I-270
	15.5 Miles to The Ohio State University

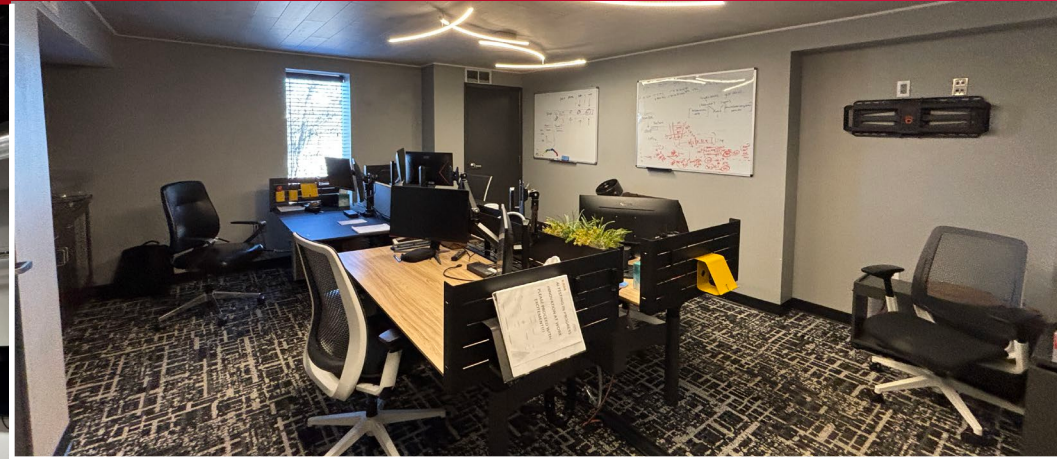
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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WHY DUBLIN?

THE CITY OF DUBLIN

Dublin is a city of around 50,000 residents located just northwest of Columbus, Ohio. It offers residents and corporate citizens responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology and a dynamic community life. Dublin is ranked the number one small city in Ohio and is consistently ranked one of the safest cities in the nation. It is home to more than 20 corporate headquarters, an entrepreneurial center, thousands of thriving businesses from start-ups to international corporations, world-class events and the urban, walkable Bridge Street District.

Dublin has long been recognized as a premier community, not only locally but also internationally. Home to some of Ohio's largest corporations, including Cardinal Health, Quantum Health and United Healthcare, Dublin also is the headquarters of the Wendy's Company, Nestle and OCLC.

Dublin's diverse and sound economic base provides the foundation for the present and future stability of the City. The City's continued economic vitality is the result of quality development, strategic planning and aggressive efforts to attract and retain high-quality commercial development.

All three high schools consistently rank among the top high schools in the country. With an average ACT score of 25.6, Dublin City Schools is the #1 ranked district in Central Ohio, #3 in Ohio and #57 in the nation, according to school rating website niche.com. With 25 institutes of higher learning in Central Ohio, including Ohio University at Dublin, Columbus State's Dublin Regional Learning Center and The Ohio State University in nearby Columbus, the region offers a pipeline to 115,000 college students and 20,000 annual graduates.

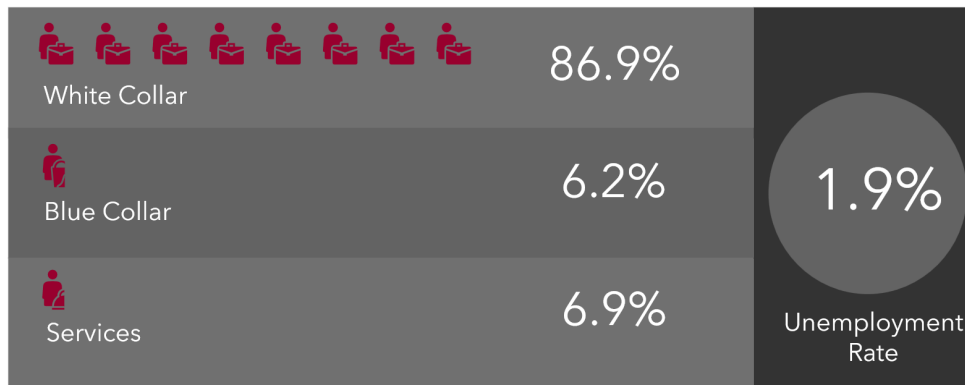
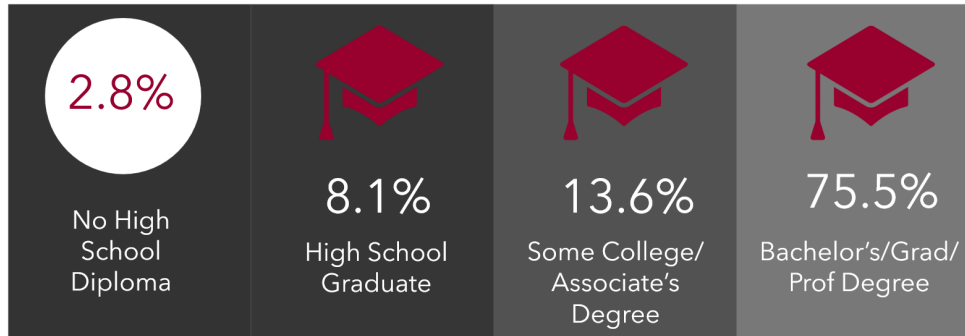
Dublin's fiscally sound stewardship has earned the City the highest available bond ratings – AAA from Moody's Investors Service and AAA from Fitch Ratings – a distinction carried by approximately three percent of rated cities nationwide.



DUBLINOHIOUSA.GOV

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DUBLIN OHIO DEMOGRAPHICS



49,702

Population

40.9

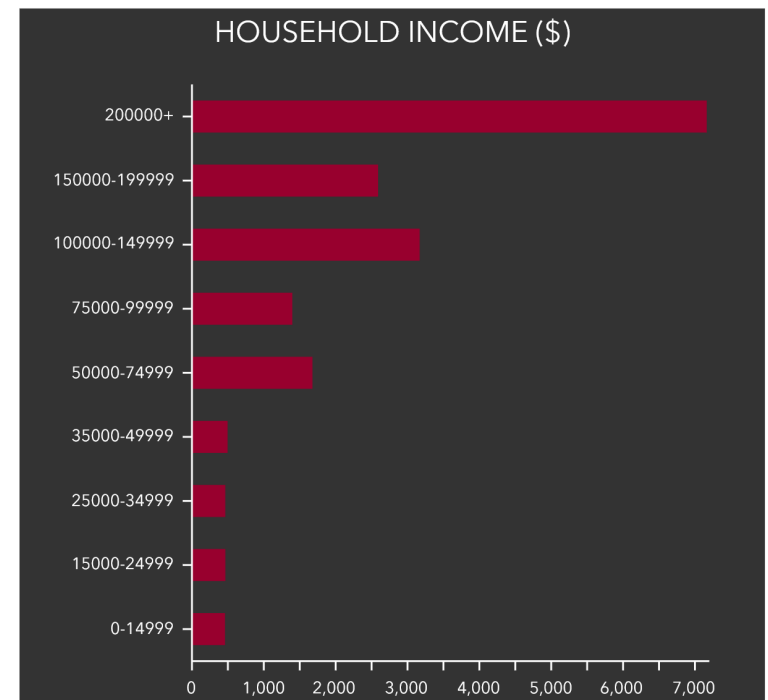
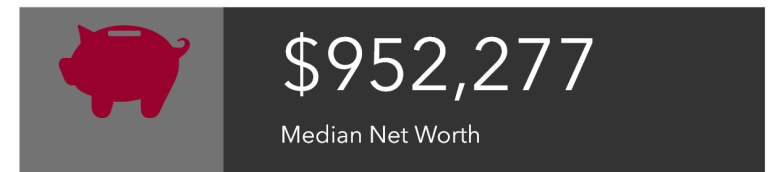
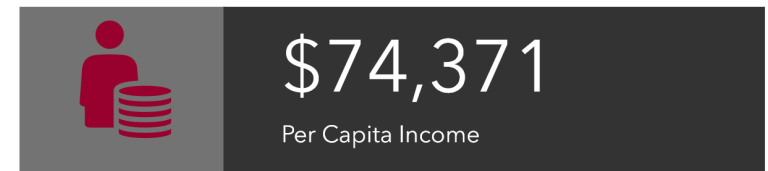
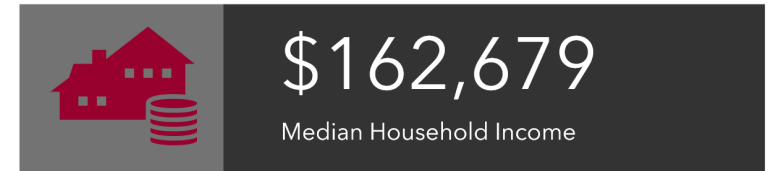
Median Age

17,883

Households

\$128,076

Median Disposable Income



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