



Colliers



For Lease

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Columbus Industrial Team

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Tuller Ridge Commerce
Park is owned by

ARDEN | LOGISTICS
PARKS

4353 Tuller Road Dublin, OH 43017

Flex Space Available December 1, 2026

Lease Rate: Negotiable NNN | OPEX \$7.21/SF

About this Property

Tuller Ridge Commerce Park consists of three multi-tenant, flex buildings totaling 72,395 SF on 8.40 acres in Columbus' well established Dublin suburb. The property is situated at the corner of Tuller Road and Tuller Ridge Drive which provides convenient access to I-270, US-33, and Sawmill Road. There are numerous amenities in the area including dining, lodging, fitness and the new Bridge Park mixed-use project that is within walking distance. The buildings offer versatile layouts for a wide range of tenants seeking office and warehouse space.

Building Specifications

Available Area 4,501 ± SF

Office Area 3,884 ± SF

Drive-in Door One (1)

Column Spacing 29' x 29'

Year Built 1990

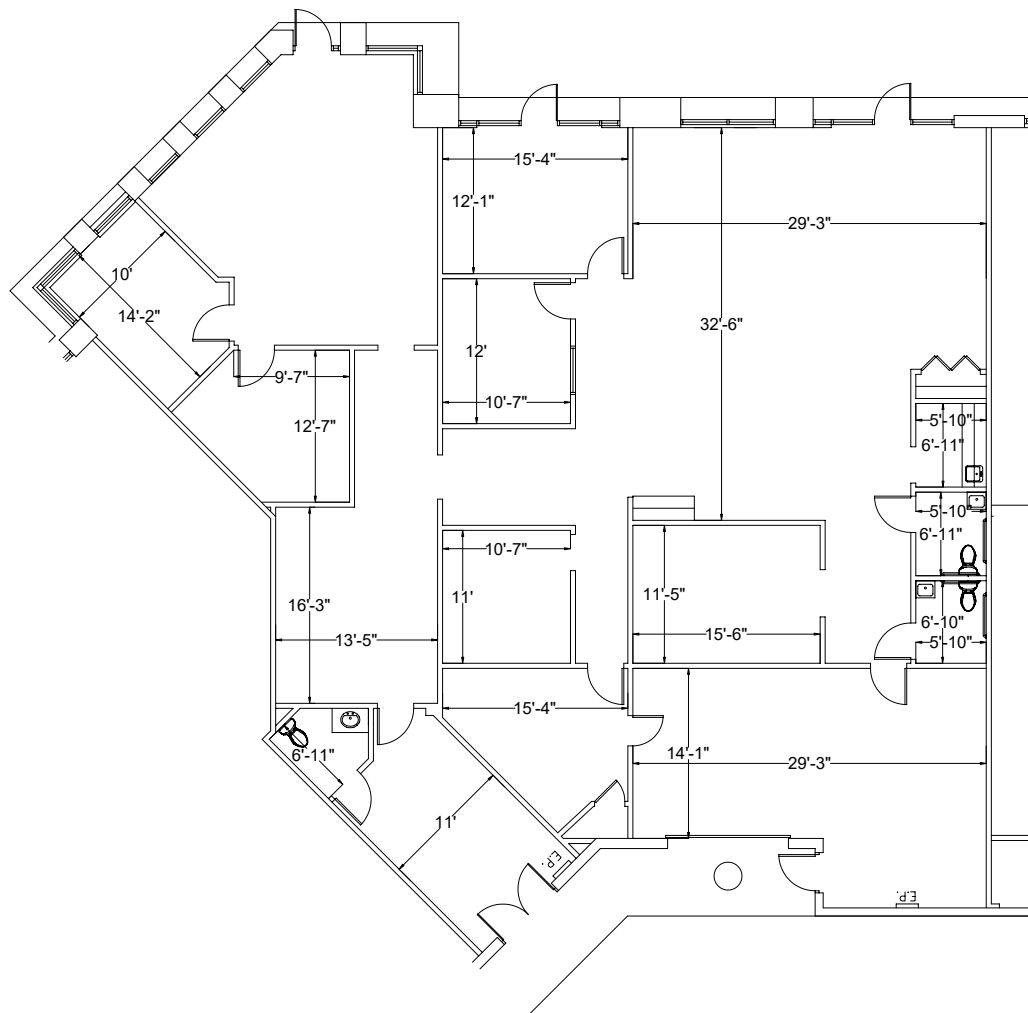
Clear Height 14'

Sprinkler Type Wet

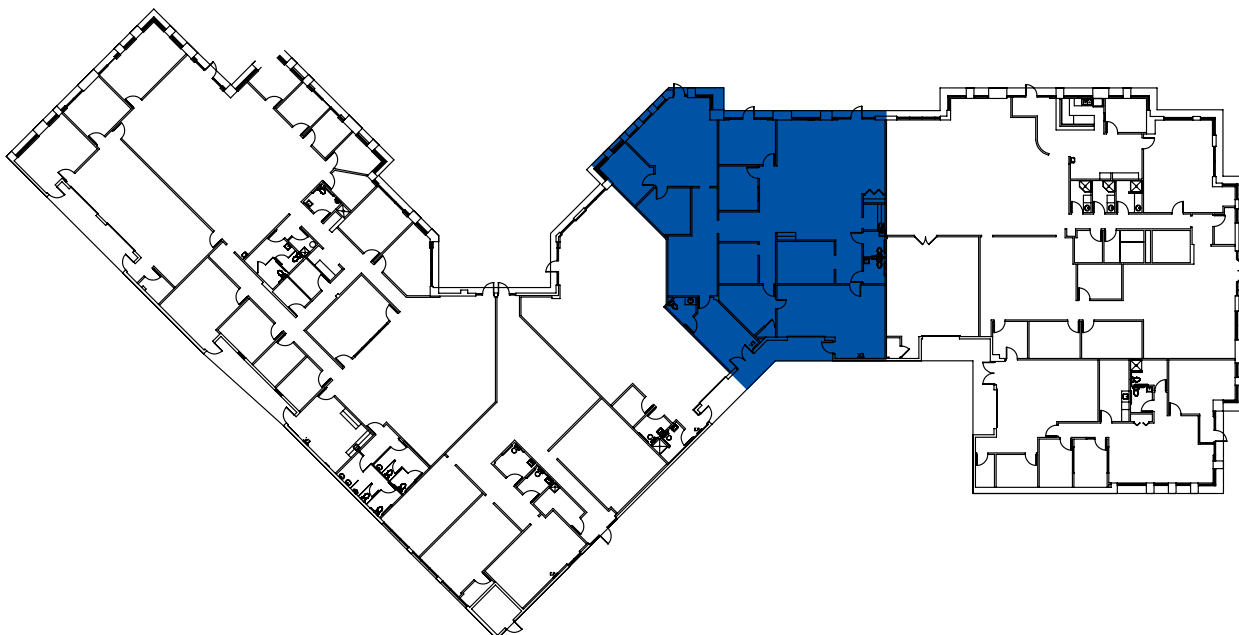
Site Overview



Floor Plan



Site Plan



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Contact Us

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Area Access & Amenities

Distances

OH-161 via Riverside Dr	1 mile
I-270 via Sawmill Rd	1.8 miles
I-270 via US-33	2.3 miles
Downtown Columbus	16.3 miles
CMH Airport	19.1 miles

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