

For Lease

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Columbus Industrial Team

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4353 Tuller Road
Dublin, OH 43017

Flex Space Available December 1, 2026

Lease Rate: $11.75/SF | OPEX: $7.21/SF (est. 2026)

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 seekingoffice and warehouse space.

Tuller Ridge Commerce Park is owned by ARDEN LOGISTICS PARKS

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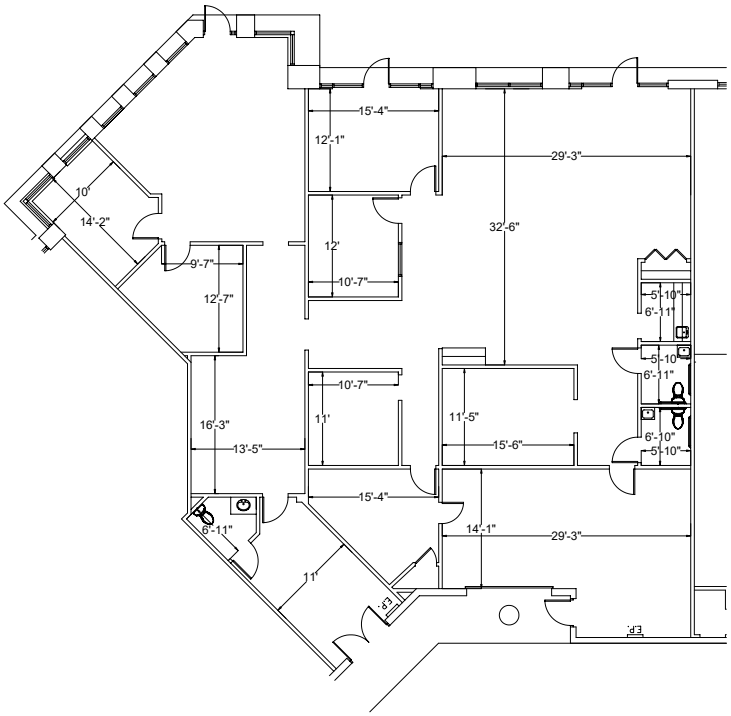
Building Specifications

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

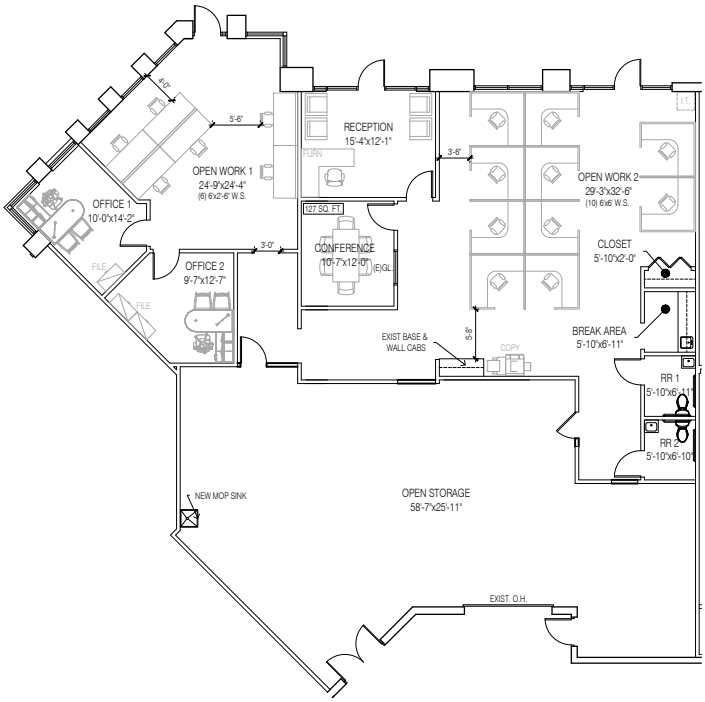
Site Overview



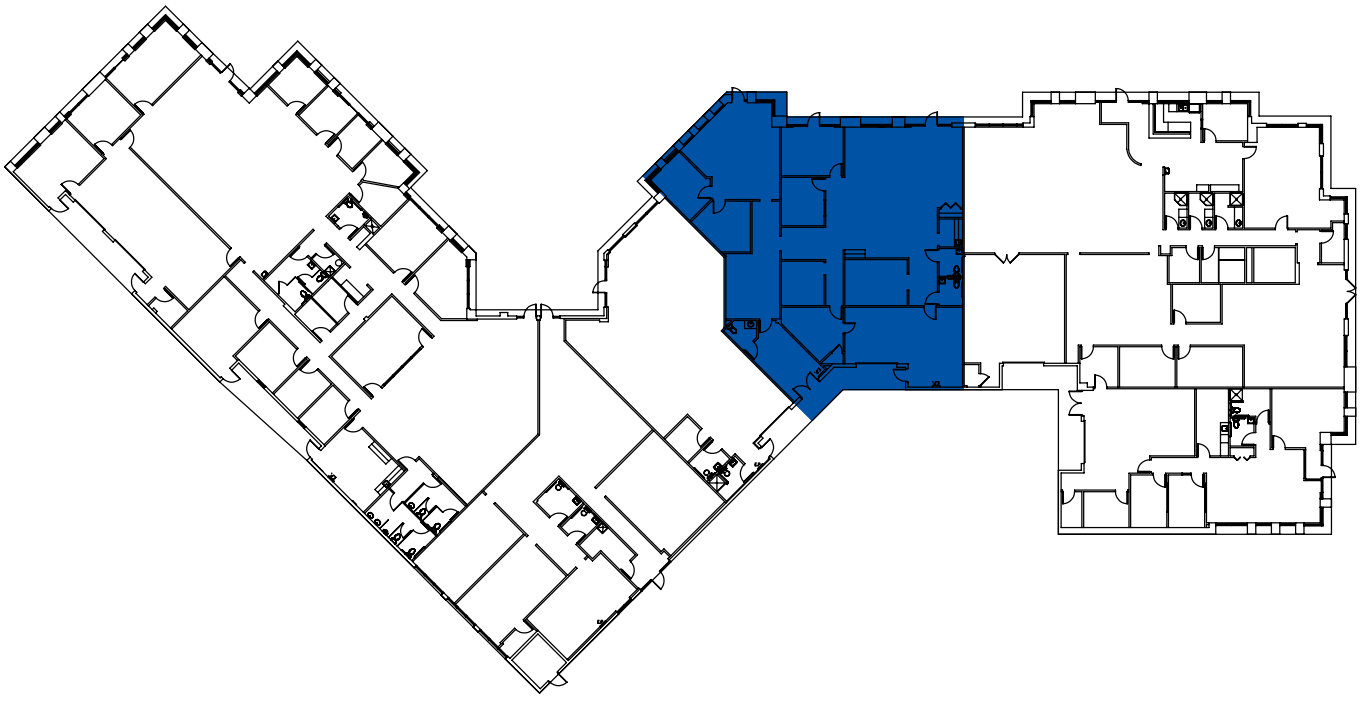
Current Floor Plan



Spec Floor Plan



Current Site Plan





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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