Class A Industrial Space Available
For Lease

Up to 110,580 SF Available

9310 Innovation Campus Way

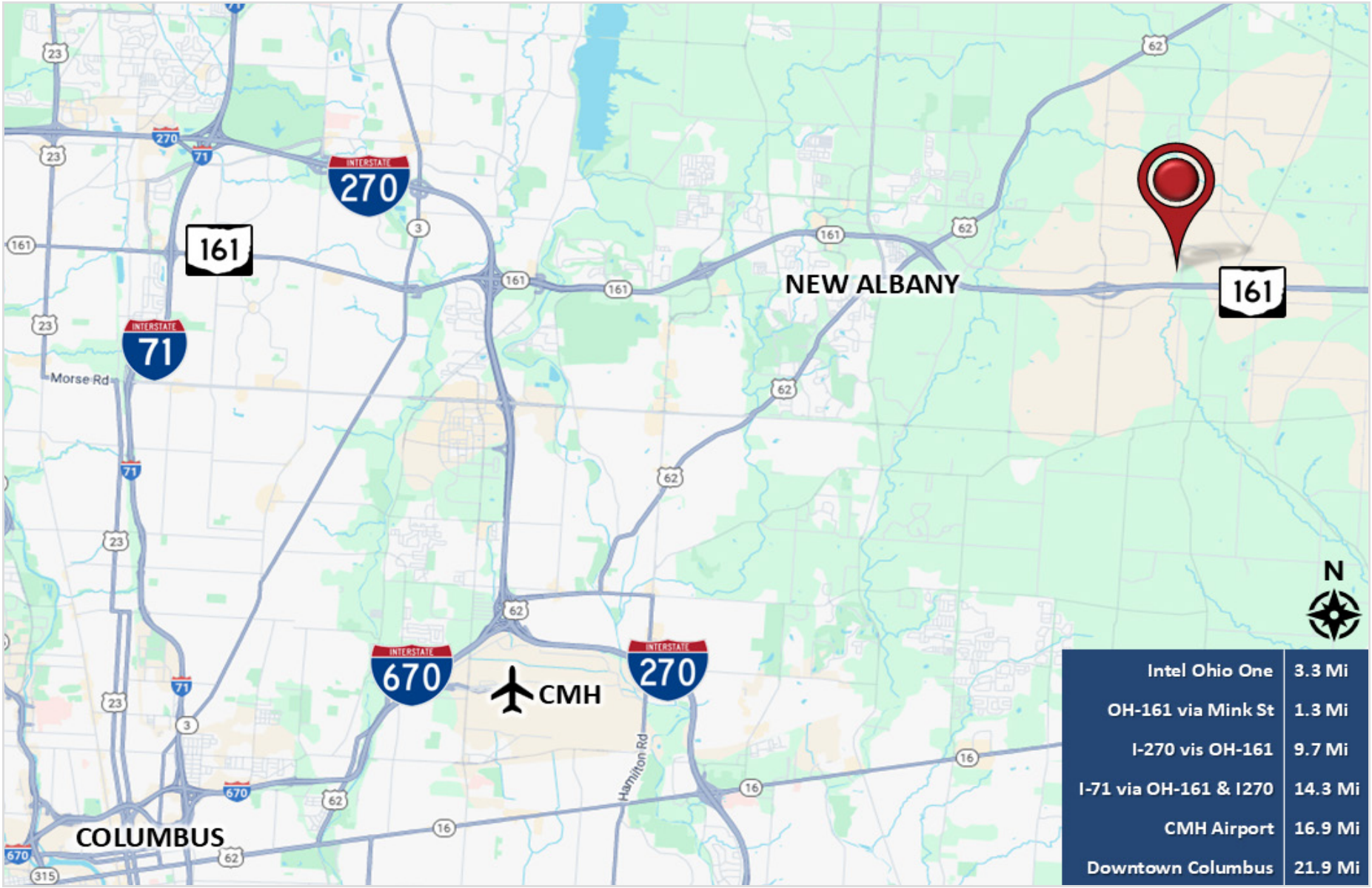
New Albany, Ohio 43054

Developed By:

Tenby PARTNERS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Region Map

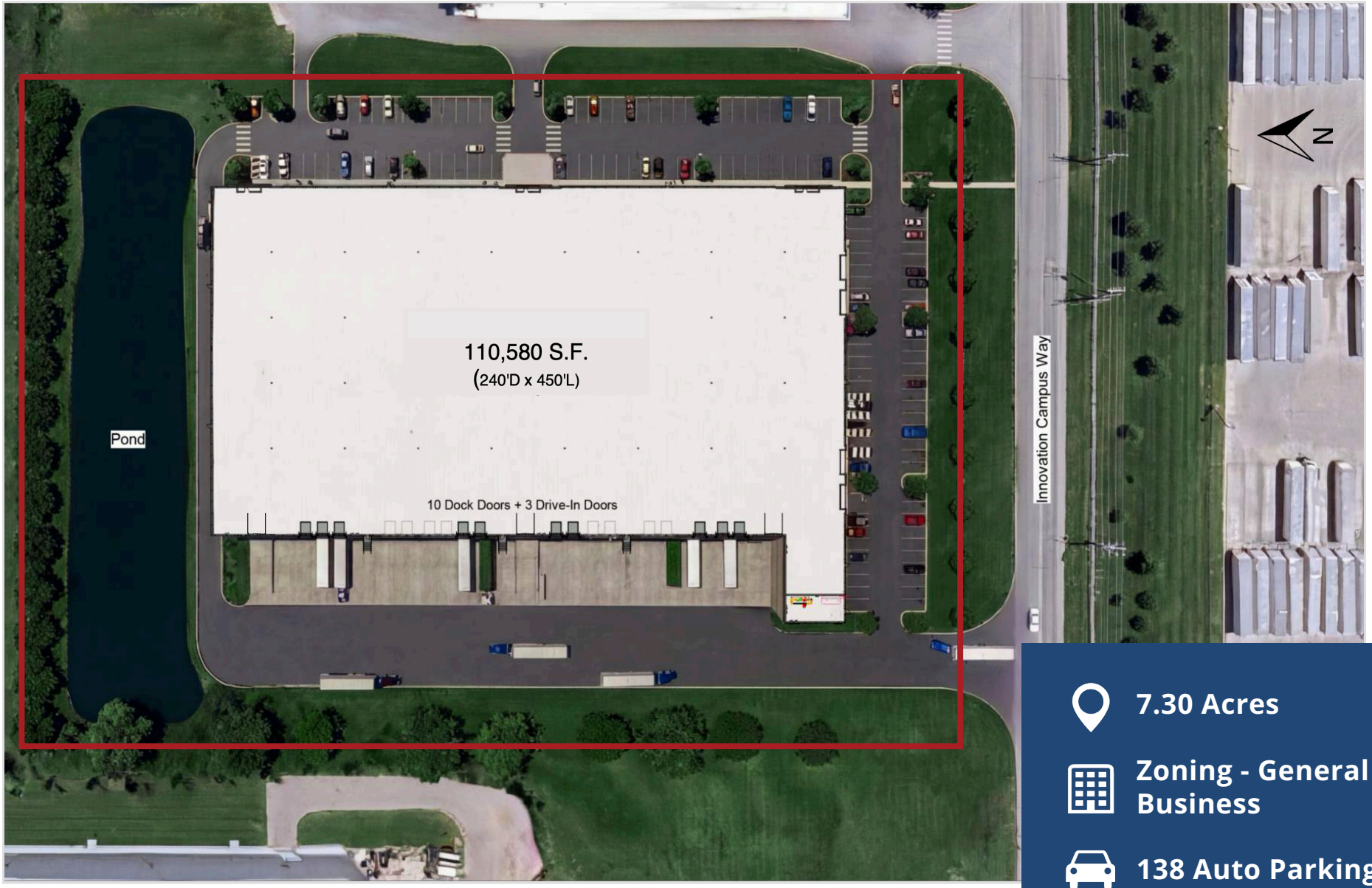

NEW ALBANY
161
COLUMBUS
CMH
670
270
71
Morse Rd
Hamilton Rd
N
Intel Ohio One 3.3 Mi
OH-161 via Mink St 1.3 Mi
I-270 vis OH-161 9.7 Mi
I-71 via OH-161 & I270 14.3 Mi
CMH Airport 16.9 Mi
Downtown Columbus 21.9 Mi

Corporate Neighbors

Site Aerial

Meta
amazon
Google
AMGEN
CUPERTINO ELECTRIC INC.
Lucta
161
BEECH RD NW
Bath & Body Works
voyant
BEAUTY
Accel inc.
Axium
packaging
SMITHS MILL RD
INNOVATION CAMPUS WAY
BRIGHT
INNOVATION LABS
N

Site Plan



7.30 Acres

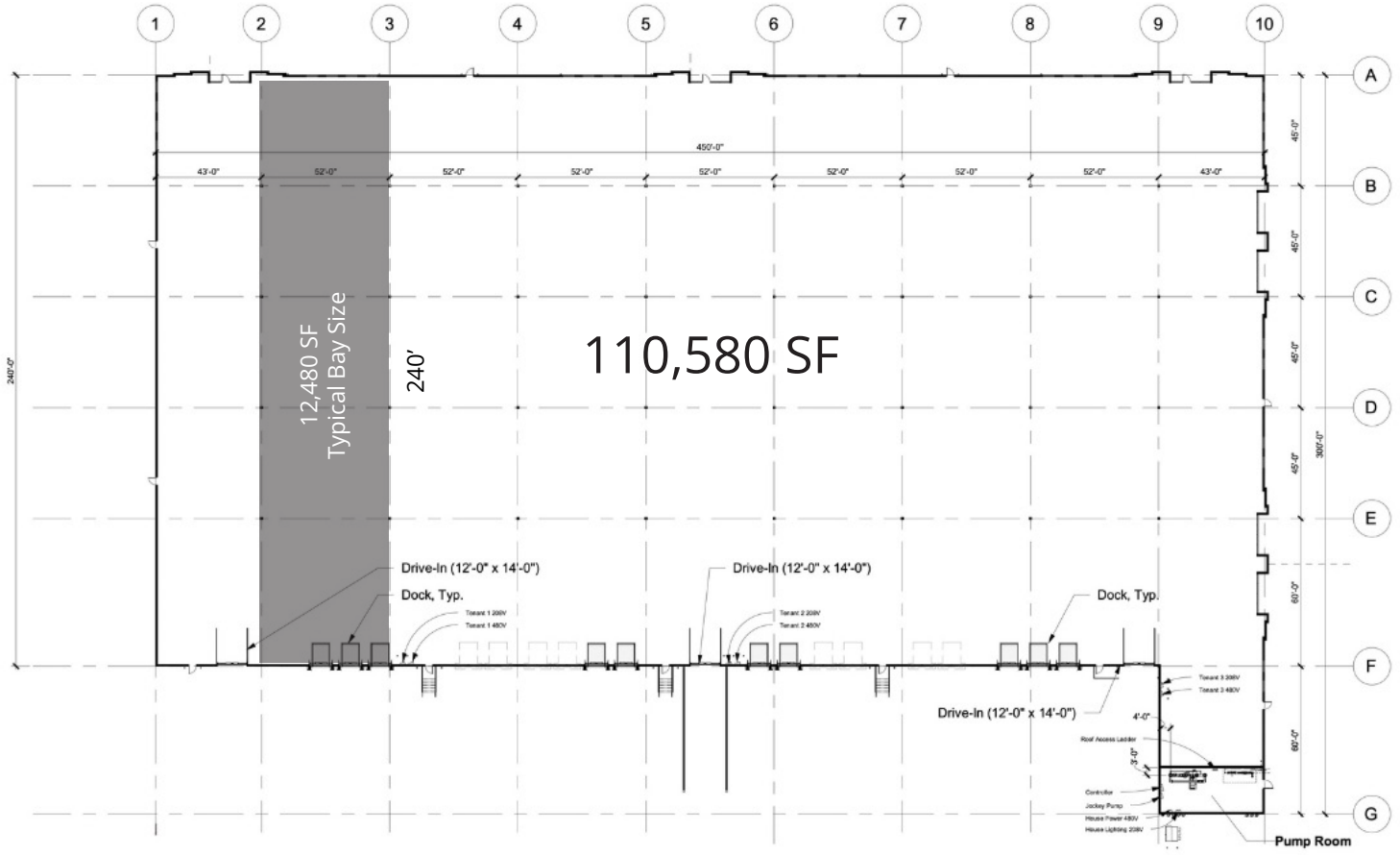
Zoning - General Business

138 Auto Parking

RE Tax Abatement

Floor Plan

- 10 Dock Doors Existing
(8 Future)
- 3 Drive In Doors
- 32’ Minimum Clear Height
- 52’ x 45’ Column Spacing
- 60’ Speed Bay
- High Bay LED with Motion Sensors
- 2000 AMP, 480/277v, 3 Phase
(More available from utility company)



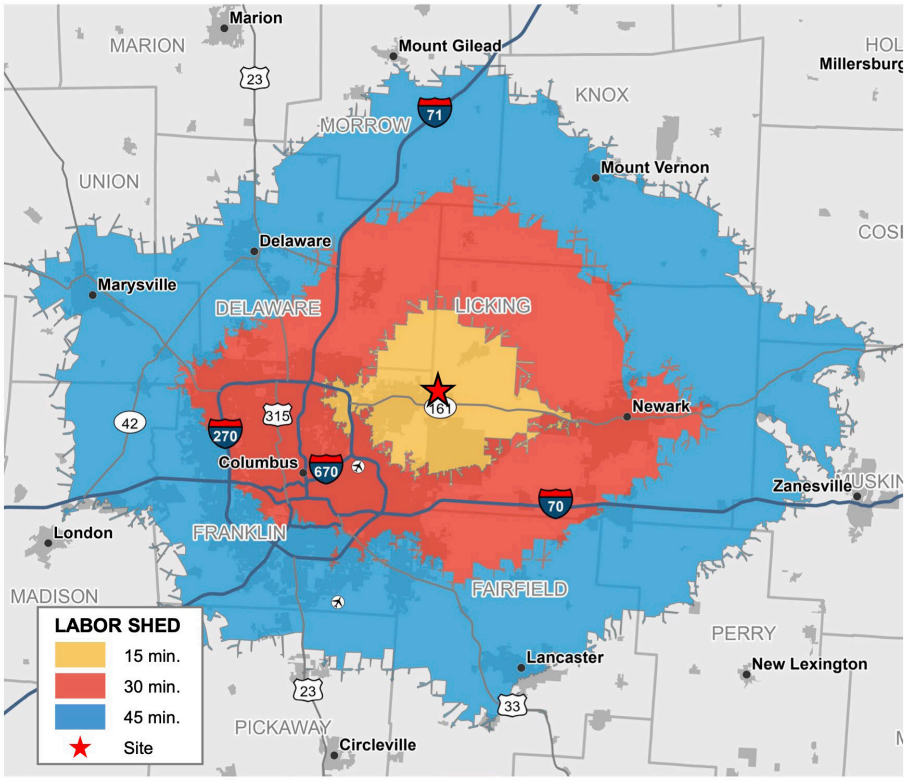
Project Specifications

Building Size: 110,580 SF	**Roof:** 60 mil TPO with R-20 insulation
Available Suites: 33,990 SF - 110,580 SF	**Roof Drainage:** External gutters & downspouts
Building Dimensions: 450' L X 240' D	**Warehouse Heating:** Gas fired heaters
Bay Size: 12,480 SF (52' W X 240' D)	**Sprinkler System:** ESFR
Column Spacing: 52' W X 45' D (60' Speed Bay)	**Concrete Floor Slab:** 7" thick unreinforced 4000 psi
Clear Height: 32' min at 1st column from dock wall	**Floor Flatness / Levelness:** FF 50 / FL 35
Office Area: Build To Suit	**Floor Sealer:** Concrete hardener, dust proofer, sealed joints
Dock Doors: 10 (+8 future)	**Lighting:** High bay LED with motion sensors, 30 FC at 3' AFF
Drive In Doors: 3	**Electrical Service:** 2000 AMP, 480/277v, 3 phase
Auto Parking: 138 spaces	**Incentives:** 15 year, 100% real estate tax abatement
Truck Court: 120' D (60' D concrete apron)	**Utilities:** Water - City of Columbus, Gas - Energy Co-Op,
Exterior Walls: 8" insulated precast panels	Electric - AEP, Fiber - AT&T / Spectrum

Building Renderings

RESIDENT LABOR FORCE

Commute Shed: New Albany Area



Drivetime (minutes)

15	30	45
158,166 Population	**1,374,536** Population	**2,041,745** Population
89,786 Employed	**736,800** Employed	**1,081,174** Employed
92,131 Total Labor Force	**763,808** Total Labor Force	**1,118,884** Total Labor Force
2,764 Production Workers	**27,497** Production Workers	**45,874** Production Workers
5,712 Transportation/ Material Moving Workers	**59,577** Transportation/ Material Moving Workers	**92,867** Transportation/ Material Moving Workers

US

Source: Esri Business Analyst, 2025.

For more information, Please contact

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