

DEVELOPMENT SITES FOR SALE

33 INNOVATION PARK

Innovation Way, Marysville, OH 43040



PROPERTY INFORMATION

DEVELOPMENT:	33 Innovation Park
MARKET:	Marysville / Union County
ADDRESS:	Innovation Way, Marysville
OWNERSHIP:	City of Marysville
SITES:	13 - 68± acres
ZONING:	Industrial, R&D, Office
BUILD TO SUIT:	Options available
CORPORATE NEIGHBORS:	Sumitomo, Mori Roku, Nissin, Scotts Miracle-Gro, Honda, EASE Logistics
INCENTIVES:	Marysville / Union County / State of Ohio
INTERMODAL:	CSX - Hilliard (20 miles) Norfolk Southern (40 miles)
AIRPORTS:	Ohio State (20 miles) John Glenn Intl (36 miles)

PROPERTY OVERVIEW

The 33 Innovation Park is the premiere industrial park northwest of Columbus, Ohio in the City of Marysville. Due to its location, the park will be a center for research and development, innovation, and advanced manufacturing. The park has been opened up by the completion of Phase 1 of Innovation Way, a public street constructed through the site from Industrial Parkway.

The 33 Innovation Park is a master planned industrial development with flexible building layouts and various incentives available from the business oriented City of Marysville and Union County. The 33 Smart Mobility Corridor will also provide a competitive advantage for the park. Lot pricing is based on site size and location.

PROPERTY HIGHLIGHTS

- SiteOhio Certified Site
- Master Planned Industrial Business Park Development
- Frontage along US 33 and access along Industrial Parkway
- Flexible Site and Building Layouts
- Located along the 33 Smart Mobility Corridor (The Beta District)

Mike Spencer, SIOR
mike.spencer@lee-associates.com
C 614.353.3852

Todd Spencer, SIOR, CCIM
todd.spencer@lee-associates.com
C 614.327.0258

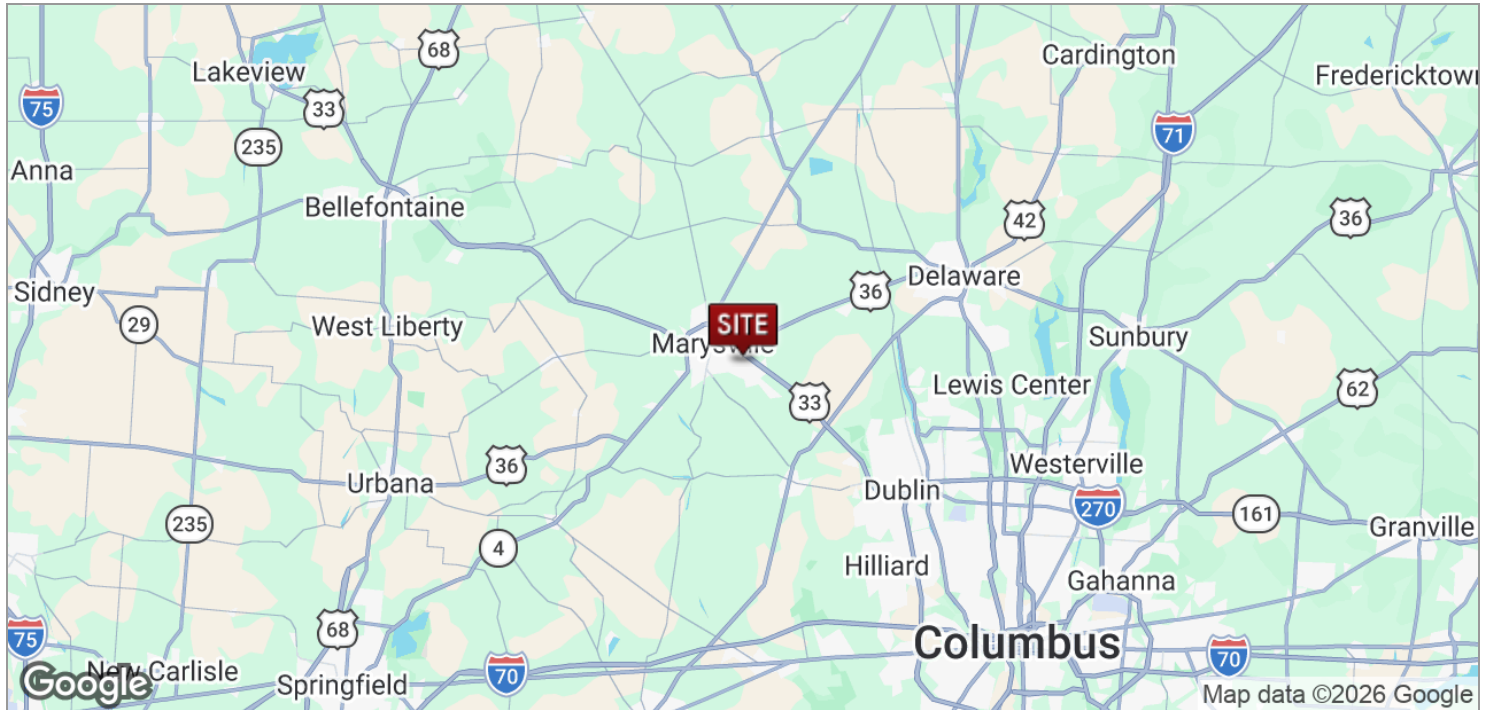
Alex Kuniega
alex.kuniega@lee-associates.com
C 440.318.4078

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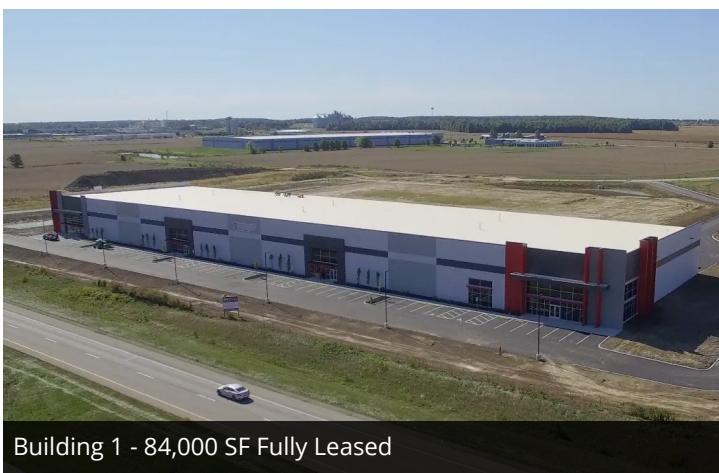
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33 Innovation Park Rendering



Building 1 - 84,000 SF Fully Leased



250,829 SF - Available



EASE Innovation Center - 308,358 SF

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