

Innovation 100

9310 Innovation Campus Way, New Albany, OH

Construction
Completion Date
April 2027

—
Move-In Ready
Spec Office



100%, 15-year Tax Abatement

Up to 110,940 SF of Class A Industrial Space
Available For Lease

Tenby
PARTNERS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Property Overview

New Albany Innovation 100 is a Class A industrial development offering up to **110,940 SF** of space for lease.

Located within the New Albany Innovation Campus and minutes from Intel Ohio One, the site provides direct access to one of the Midwest's fastest-growing hubs for manufacturing, logistics, and technology.

Designed for modern industrial users, Innovation 110 combines premium building specifications, strategic connectivity, workforce access, and tax incentives in a prime Central Ohio location.

Benefit from a 15-year, 100% real estate tax abatement.



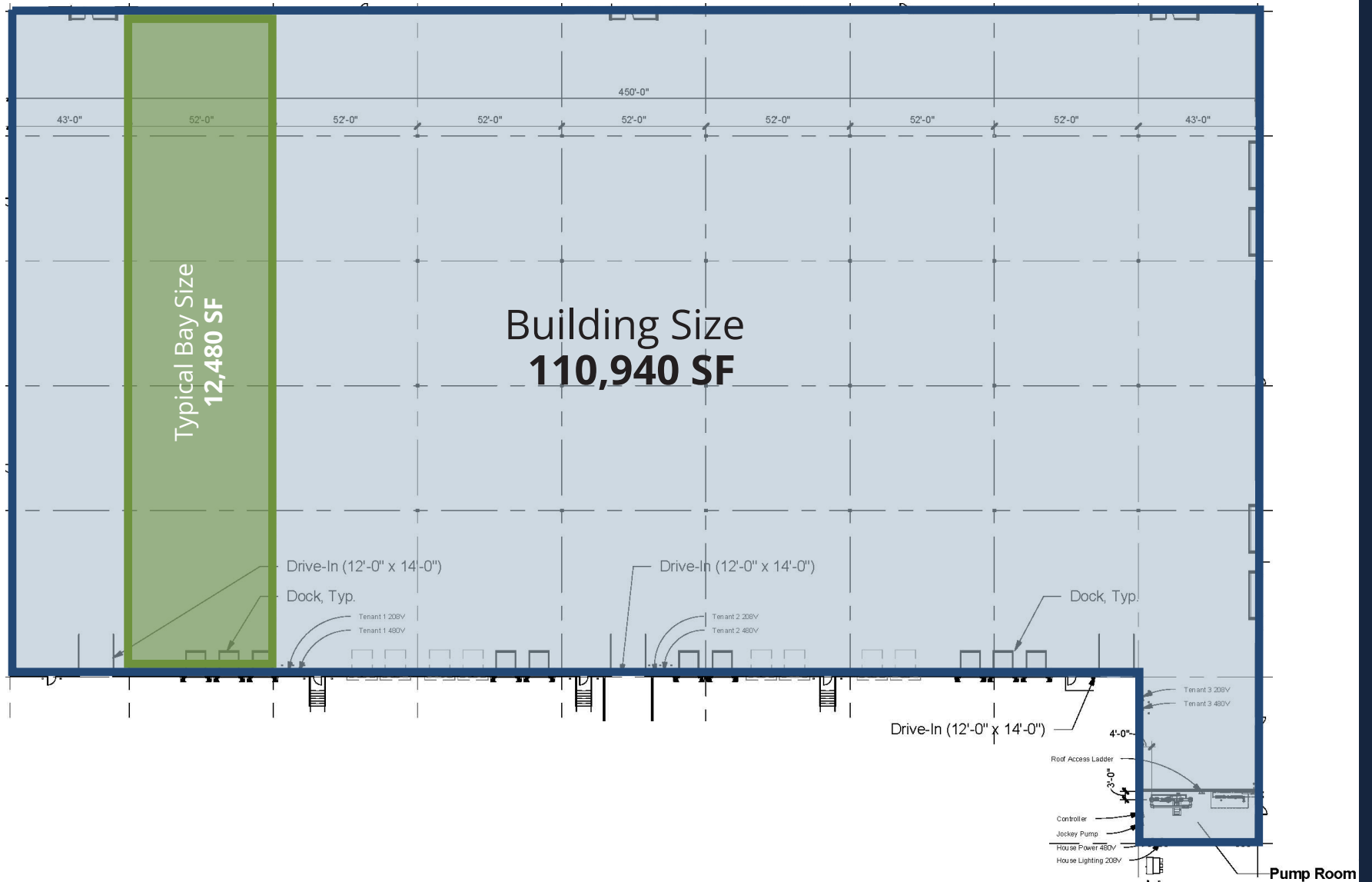
Building Specifications

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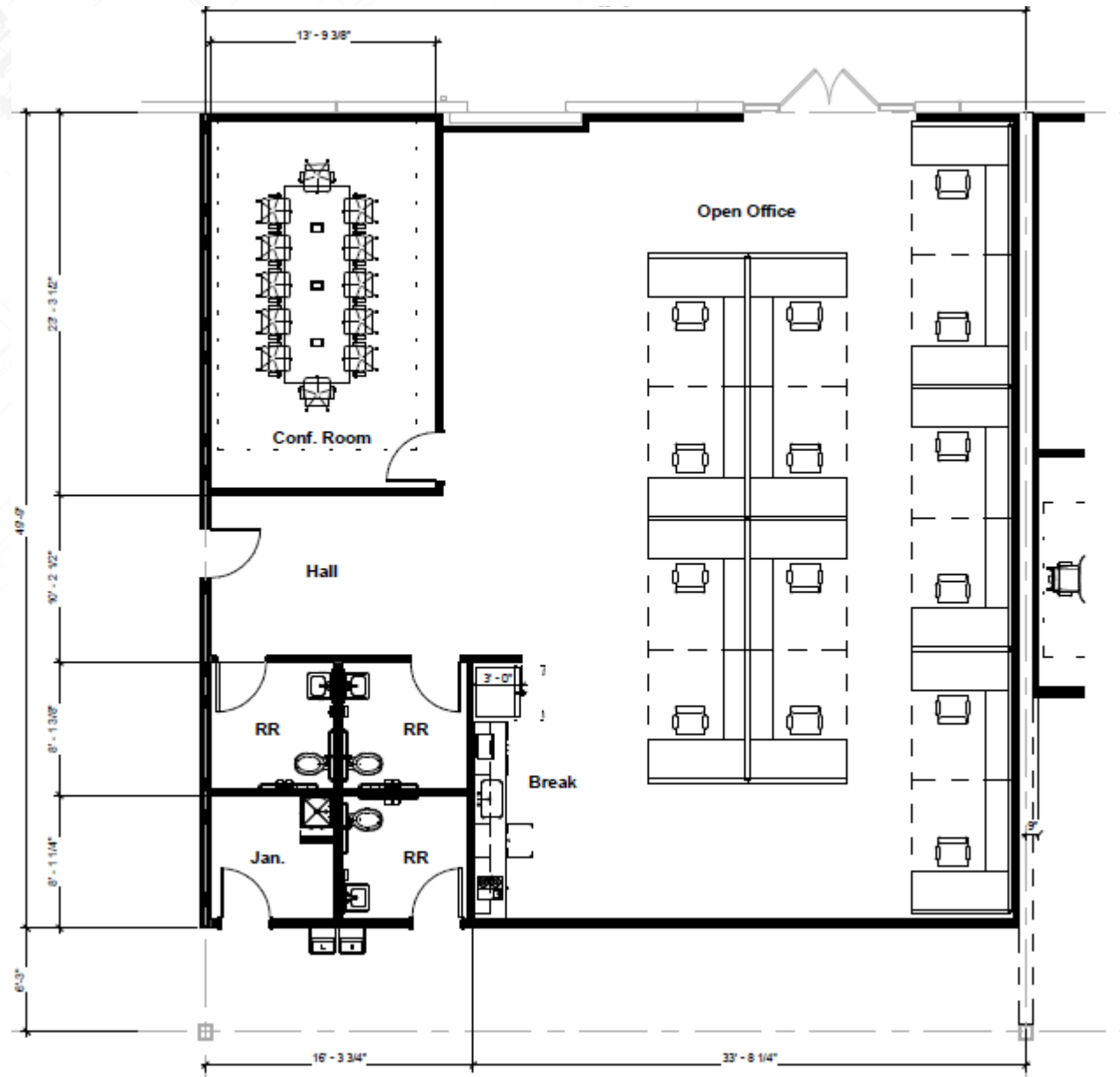
Building Size: 110,940 SF	Roof: 60 mil TPO with R-20 insulation
Available Suites: 33,990 SF - 110,940 SF	Roof Drainage: External gutters & downspouts
Building Dimensions: 450' L X 240' D	Warehouse Heating: Gas fired heaters
Bay Size: 12,480 SF (52' W X 240' D)	Sprinkler System: ESFR
Column Spacing: 52' W X 45' D (60' Speed Bay)	Concrete Floor Slab: 7" thick unreinforced 4000 psi
Clear Height: 32' minimum	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: 136 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: 10" insulated precast panels	Electric: AEP, Fiber - AT&T / Spectrum



Floor Plan



Spec Suite Plan



Site Access



±18.5

Miles to John Glenn International Airport



±10.2

Miles to I-270



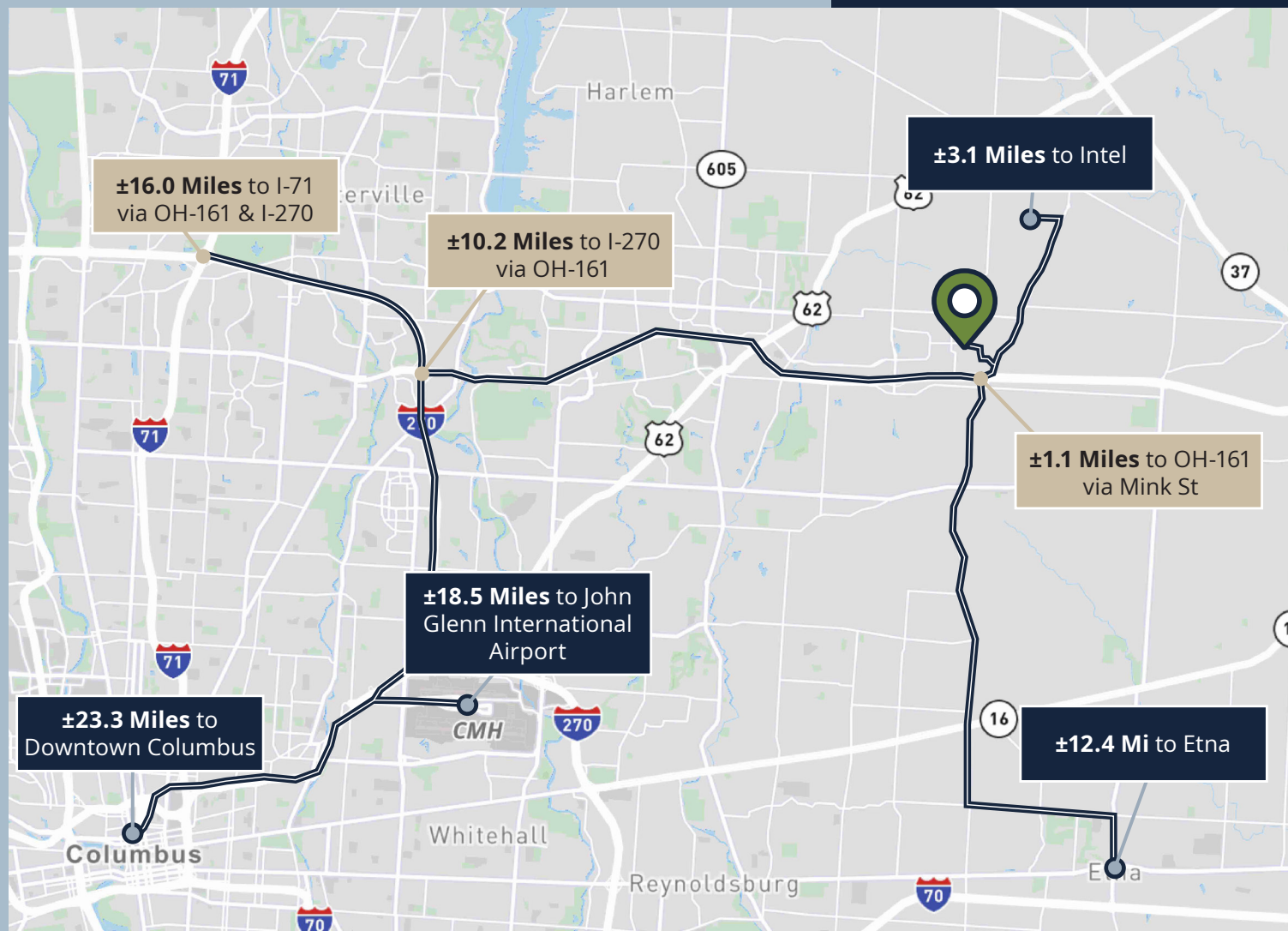
±3.1

Miles to Intel Manufacturing Site



±12.4

Miles to I-71



Site Renderings



Legend (±)

■	Meta Development = ±594
■	Intel Development = ±850
■	VanTrust New Albany Tech Park = ±53.42 Acres
■	Amazon Web Services Development = ±400
■	Microsoft Corporation Development = ±184
■	Lucta Development = ±12 Acres
■	Canopy 5 Development = ±30 Acres
■	QTS Data Center Development = ±333
■	Vantage Data Center Development = ±58 Acres
■	Cologix Data Center Development = ±154
■	EdgeConnex Data Center Development = ±351
■	Google Development = ±84 Acres
■	Cyrus One Development = ±94 Acres
■	The New Albany Company Development = ±8.8 Acres
■	Panattoni Development = ±24 Acres

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Nearby Amenities

±4.25 Miles to a Major Amenities Hub (off OH-161 & US-62)





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