

Class A Industrial Space Available For Lease

Up to 110,580 SF Available



Developed By:

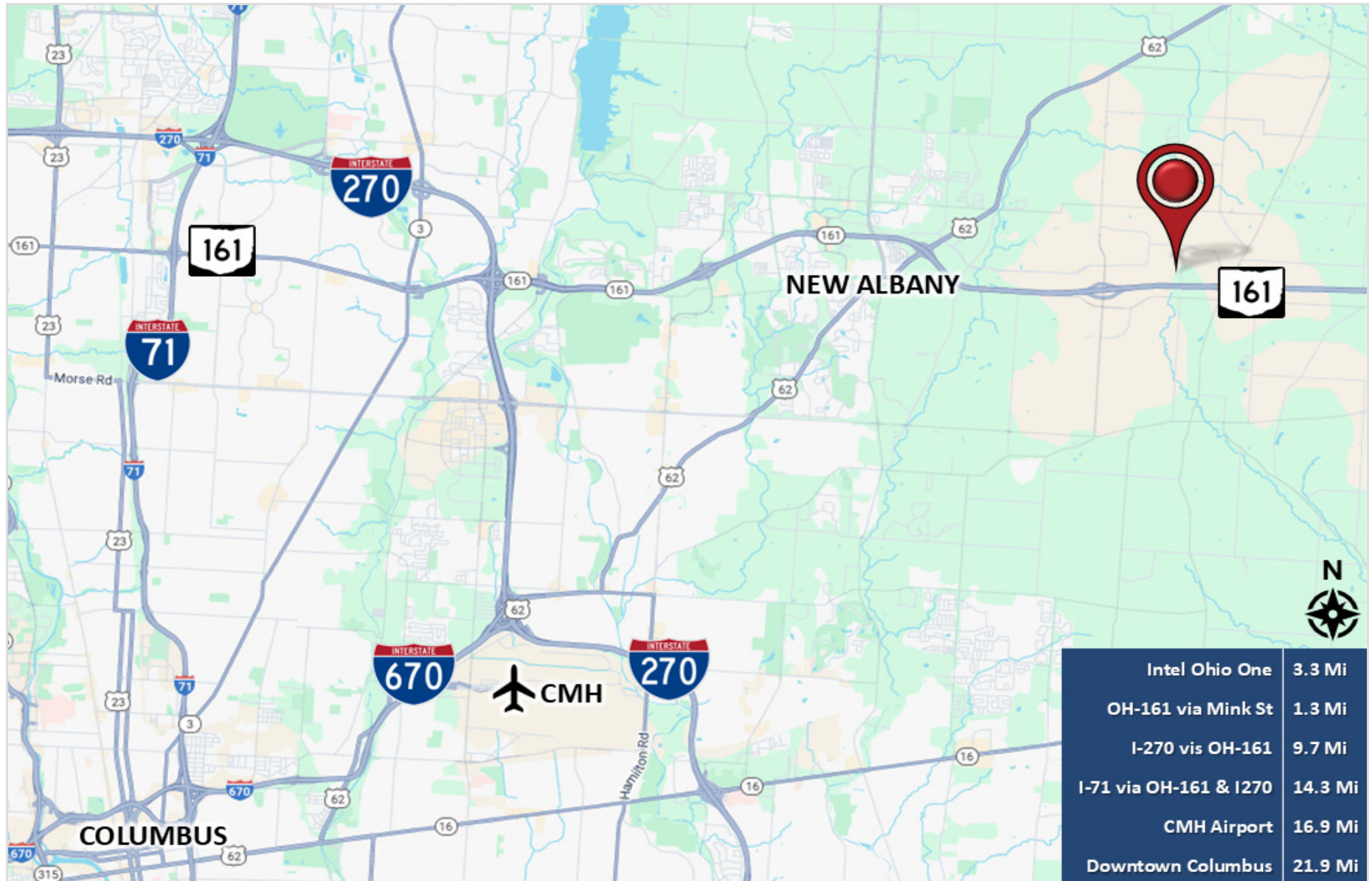
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9310 Innovation Campus Way

New Albany, Ohio 43054

Region Map



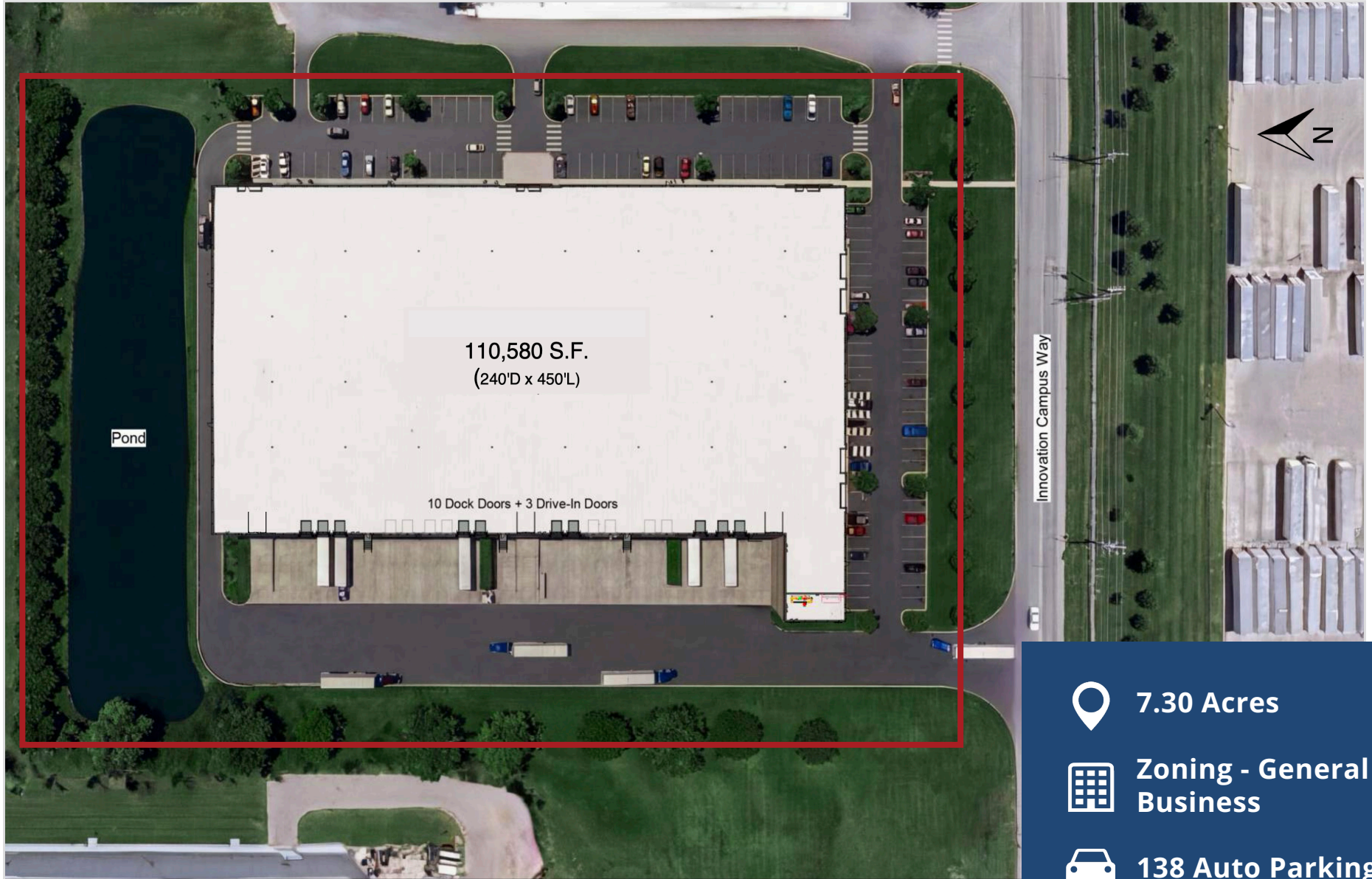
Corporate Neighbors



Site Aerial



Site Plan



7.30 Acres



Zoning - General Business



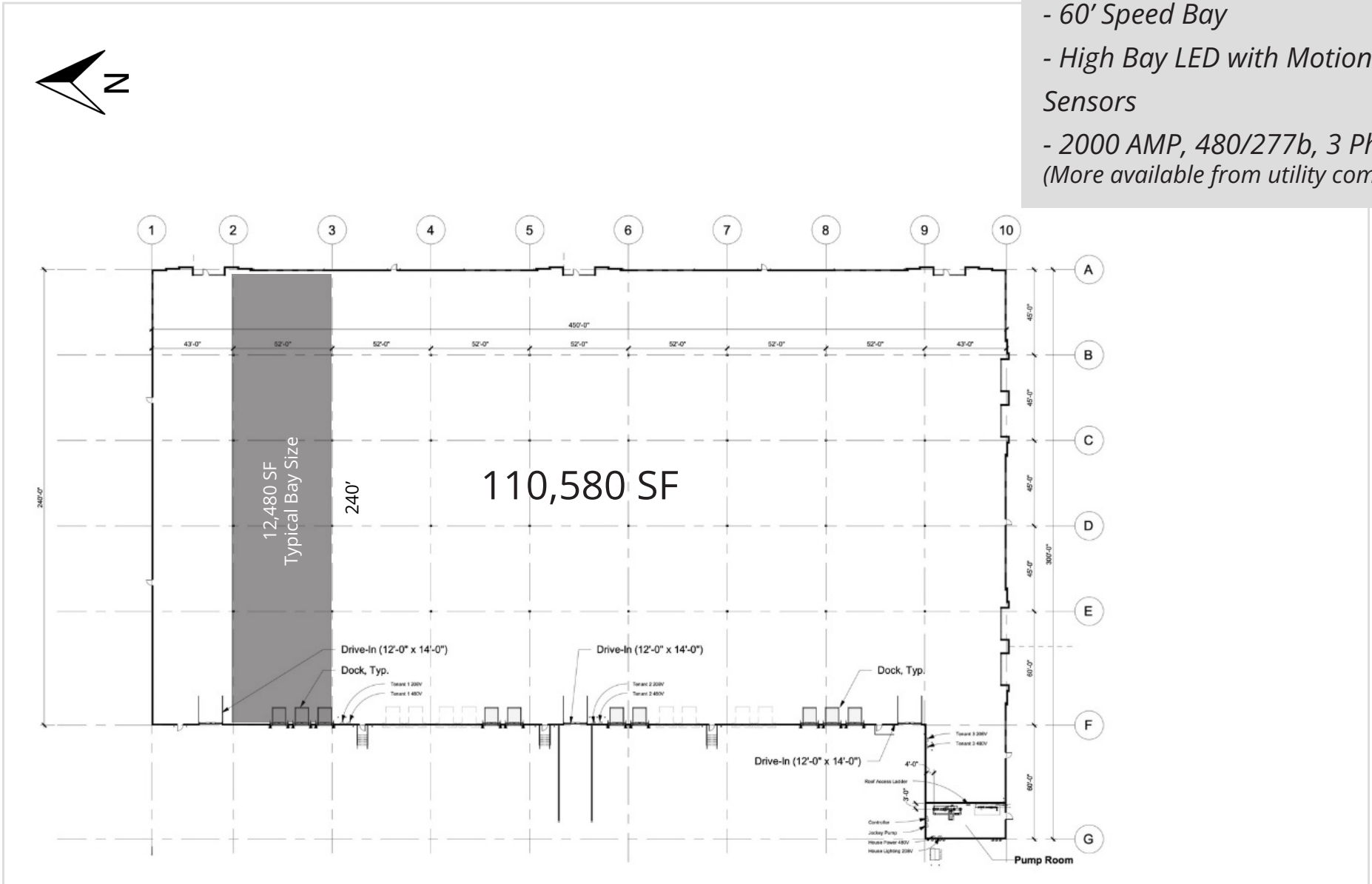
138 Auto Parking



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, 480/277b, 3 Phase (More available from utility company)



Project Specifications

Building Size: 110,580 SF

Available Suites: 33,990 SF - 110,580 SF

Building Dimensions: 450' L X 240' D

Bay Size: 12,480 SF (52' W X 240' D)

Column Spacing: 52' W X 45' D (60' Speed Bay)

Clear Height: 32' min at 1st column from dock wall

Office Area: Build To Suit

Dock Doors: 10 (+8 future)

Drive In Doors: 3

Auto Parking: 138 spaces

Truck Court: 120' D (60' D concrete apron)

Exterior Walls: 8" insulated precast panels

Roof: 60 mil TPO with R-20 insulation

Roof Drainage: External gutters & downspouts

Warehouse Heating: Gas fired heaters

Sprinkler System: ESFR

Concrete Floor Slab: 7" thick unreinforced 4000 psi

Floor Flatness / Levelness: FF 50 / FL 35

Floor Sealer: Concrete hardener, dust proofer, sealed joints

Lighting: High bay LED with motion sensors, 30 FC at 3' AFF

Electrical Service: 2000 AMP, 480/277v, 3 phase

Incentives: 15 year, 100% real estate tax abatement

Utilities: Water - City of Columbus, Gas - Energy Co-Op,

Electric - AEP, Fiber - AT&T / Spectrum

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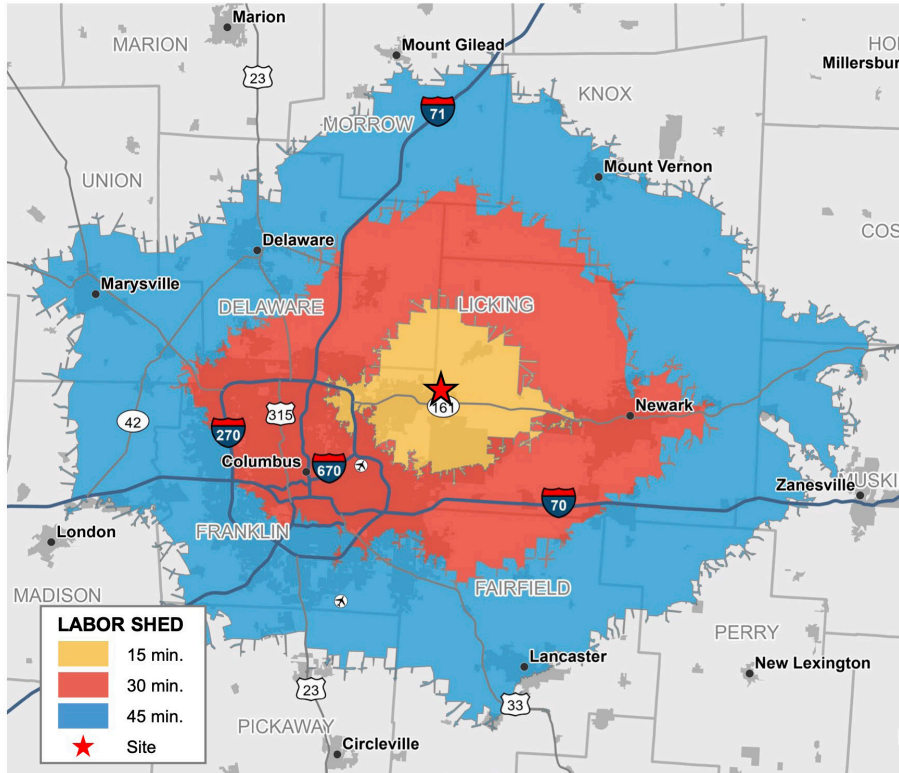

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Building Renderings



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



Source: Esri Business Analyst, 2025.

Developed By:





For more information, Please contact

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