

33 COMMERCE CENTER

1020 INNOVATION WAY, MARYSVILLE, OH 43040



TAX ABATED MULTI-TENANT INDUSTRIAL
AVAILABLE IMMEDIATELY

UP TO 250,829 SF
INDUSTRIAL FOR LEASE



33 COMMERCE CENTER

54,556 SF TO 250,829 SF INDUSTRIAL FOR LEASE



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OPUS

250,829 SF Available Immediately

Located within the
33 INNOVATION PARK

33 COMMERCE CENTER

54,556 SF TO 250,829 SF INDUSTRIAL FOR LEASE



MMIC
Automotive & Mobility
Innovation Center

EASE



Kenmore Place
Apartments

meijer

33 INNOVATION PARK

INNOVATION WAY

EASE

OPUS

INNOVATION WAY

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MORIROKU

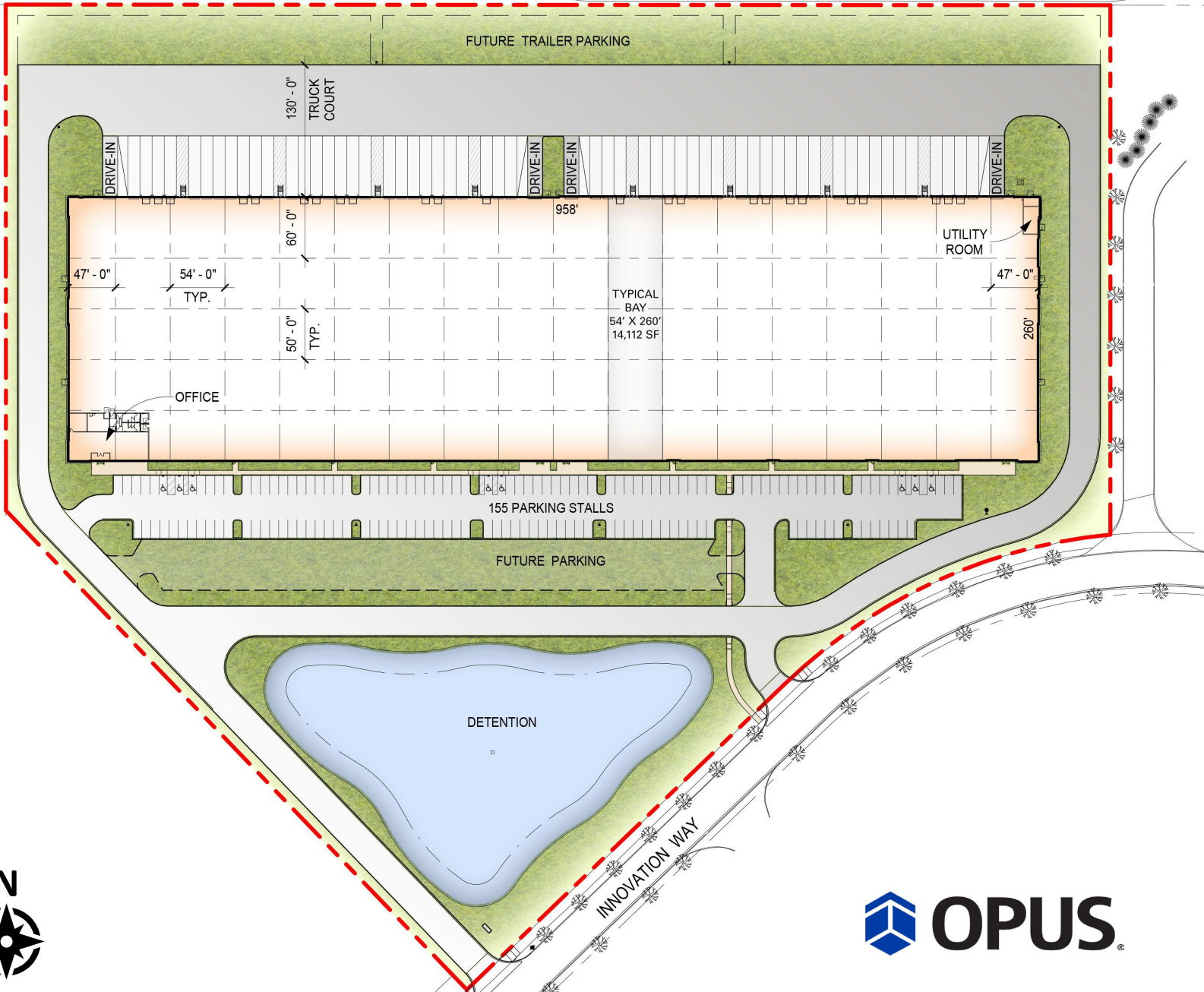
SUMITOMO
ELECTRIC

INDUSTRIAL PKWY



33 COMMERCE CENTER

SITE PLAN



250,829 SF



18 Acres



32' Clear Height



56 Dock Doors



155 Auto Spaces



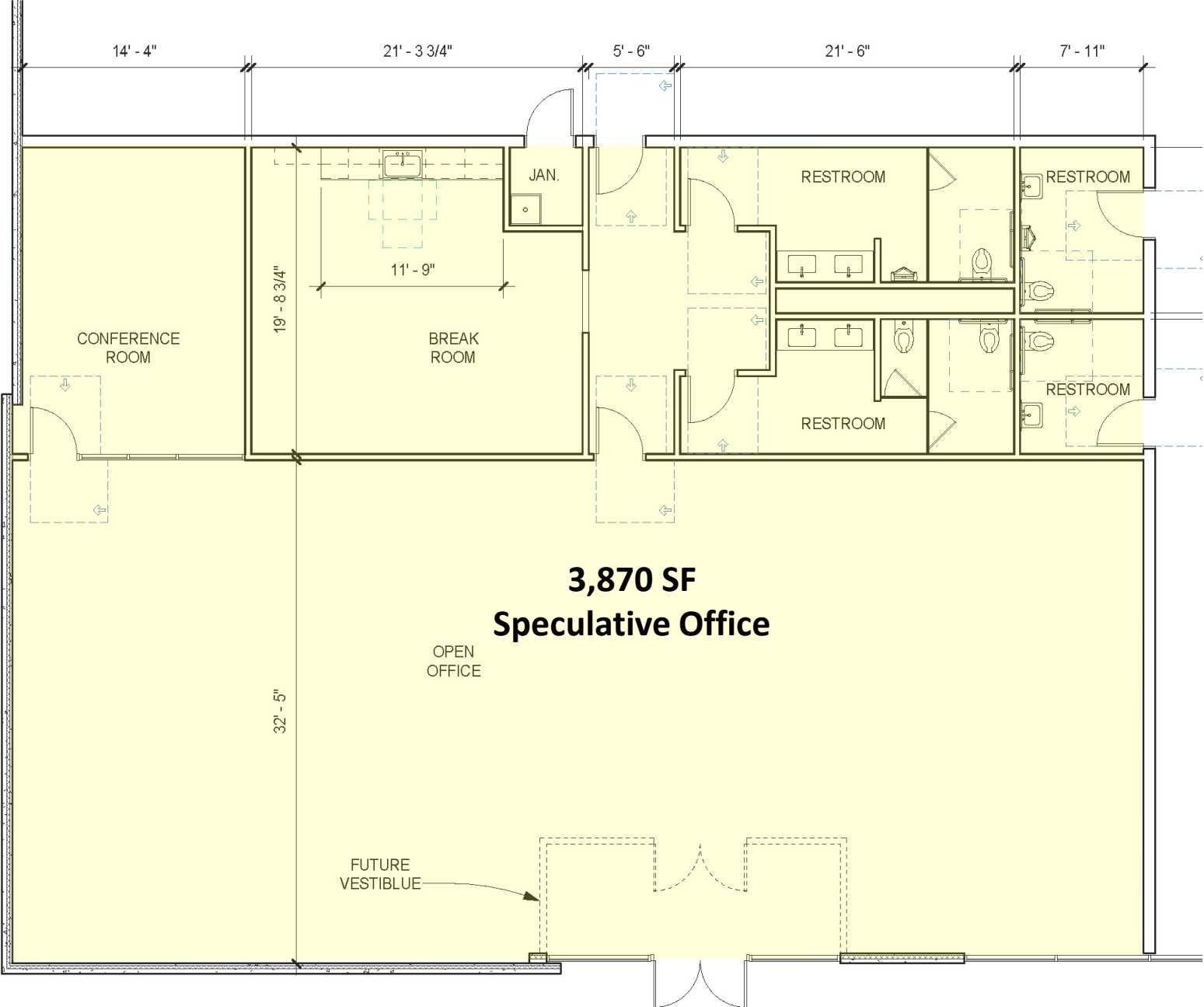
54' X 50' Columns



3,870 SF Spec Office

33 COMMERCE CENTER

SPECULATIVE OFFICE PLAN



33 COMMERCE CENTER

PROJECT SPECIFICATIONS

Municipality	City of Marysville, Ohio
Total Building	250,829± SF
Business Park	The 33 Innovation Park
Construction Status	December 2024 Commencement
Occupancy	Anticipated September 2025
Building Dimensions	260' deep X 958'
Office Improvements	3,870± SF speculative office in southwest corner
Site Size	18± acres
Divisible Minimum Lease	54,556± SF
Zoning	M/I - Manufacturing / Innovation District
Exterior Walls	Precast concrete panel, aluminum framed windows
Column Spacing	54' wide X 50' deep (47' wide end bays)
Dock Wall Column Space	60' deep
Bay Size	14,112± SF Lane (54' X 260')
Roof	45 mil white PVC Membrane with metal roof deck
Roof Drainage	Exterior roof drains
Floor	7" non-reinforced concrete slab on grade
Ceiling Height	32' minimum at first interior column from dock wall
Warehouse Lighting	LED High Bay with motion sensors (30 foot candles)
Heating	Direct gas fired roof top mounted MUA units
Fire Suppression	ESFR
Loading Configuration	Single Load (rear)
Truck Court	130' depth / 60' concrete pad

Dock Doors	56: 9' wide X 10' high / 24 doors fully equipped	
Dock Equipment	40,000 lb mechanical levelers, vision windows, seals, bumpers, LED dock light, 110 V outlet	
Drive In Doors	4: 12' wide X 14' high / electric openers	
Auto Parking Building Total	155 spaces + 112 future spaces if required	
Trailer Parking	87 spaces (future)	
Water / Sanitary / Storm Sewer	City of Marysville / Water 3" / Sanitary Sewer 6"	
Electric Service	277/480V 3 Phase, 2000 AMP panel	
Telecom	Various providers, D Mark location at utility room	
Parcel ID Union County	TBD - Split from 2900230580000	
Signage Potential	Building / Monument / Suite	
Airport Access	Union County Airport (MRT)	1.1 Miles
	Ohio State University Airport (OSU)	21.2 Miles
	John Glenn Intl (CMH)	36.7 Miles
	Rickenbacker Intl (LCK)	42.1 Miles
Logistical Access	US 33 via Scottslawn Rd	
	2.3 Miles to US 33	
	14.5 Miles to I-270 Columbus Outerbelt	
	23.5 Miles to I-70 West Side via I-270	
	23.9 Miles to I-71 North Side via I-270	
Corporate Neighbors	Moriroku, Sumitomo EWS, Parker, Scotts Miracle Gro, Continental, International Paper, Nissin, EASE, AMIC	
Real Estate Tax Incentive	10 Year, 75% Abatement by City of Marysville	

33 COMMERCE CENTER

BETA DISTRICT & 33 SMART MOBILITY CORRIDOR



WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital or collaboration — you'll find it here.

THE BETA DISTRICT IS IDEAL FOR



AG-TECH



ADVANCED AIR MOBILITY



TRANSPORTATION



TECHNOLOGY



SMART CITIES



HEALTHCARE



LOGISTICS & DISTRIBUTION



INSURANCE



FINANCE



AUTOMOTIVE MANUFACTURING



WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

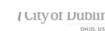
The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.

Along the corridor lies rapidly growing, top-rated, and internationally-recognized suburban and exurban communities. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.

WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

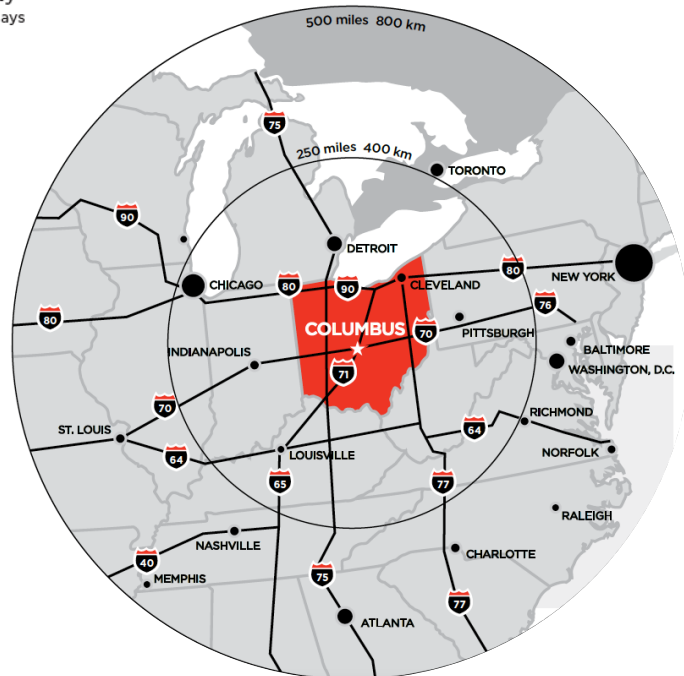


- 35-miles of freeway traveled by 56,000+ vehicles per day
- Testing in all four weather seasons
- Testing in rural, exurban, suburban, and urban land-use scenarios
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Three data centers in Dublin



33 COMMERCE CENTER

MARKET ACCESS



1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters

Population



2,599,353

50 Mile Radius



33,729,958

250 Mile Radius



138,988,255

500 Mile Radius

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AVAILABLE IMMEDIATELY

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