

9,360 – 84,026 SF For Lease
New Class A Industrial Development
Building I – 9490 Innovation Campus Way

LEASED:
215,247 SF

AVAILABLE:
84,026 SF

LEASED:
37,654 SF

DEVELOPED BY:

Tenby
PARTNERS

NEW ALBANY INNOVATION CENTER

9490 Innovation Campus Way, New Albany, OH

SITE PLAN



BUILDING SPECIFICATIONS

Building I	
Address	9490 Innovation Campus Way, New Albany, OH
Parcel ID	093-106422-00.005
Suite Size	±9,360 - 84,026 SF
Park Acreage	±22.97 Acres
Building Dimensions	156' x 780'
Column Spacing	60'W x 52'D
Clear Height	28'
Dock Doors	10 docks with the ability to expand
Drive In Doors	3 doors with the ability to expand
Utilities	All on Site - Electric: AEP and The Energy Co-op, Gas: Columbia and The Energy Co-op, Water & Sewer: City of Columbus, Fiber: AT&T and Spectrum
Power	3,000 amps 480V 3-Phase service. Up to 20MW of power is available to the site.
Office	Future 2,500 Sq. Ft spec office
Parking	±180 Spaces
Zoning	GE - General Employment
Incentives	15-Year 100% Tax Abatement



PROPERTY OVERVIEW

Experience unparalleled growth and opportunity at this ±22.97 acre site located in New Albany. This Class A speculative development is strategically located south of the Intel campus and is in the heart of New Albany's Industrial Park.

New Albany offers a unique blend of amenities, including top-rated schools, upscale shopping, and world-class dining. As the demand for industrial and data center space continues to skyrocket, this site is the perfect opportunity for forward-thinking businesses to establish a foothold in one of the nation's most dynamic and innovative regions.

This is a great opportunity for industrial and data center users.





HARRISON RD NW

INNOVATION CAMPUS WAY



[Click here to view drone footage](#)



PRIME LOCATION IN NEW ALBANY



SITE ACCESS



±18.5

MILES TO JOHN GLENN
INTERNATIONAL AIRPORT



±10.2

MILES TO I-270



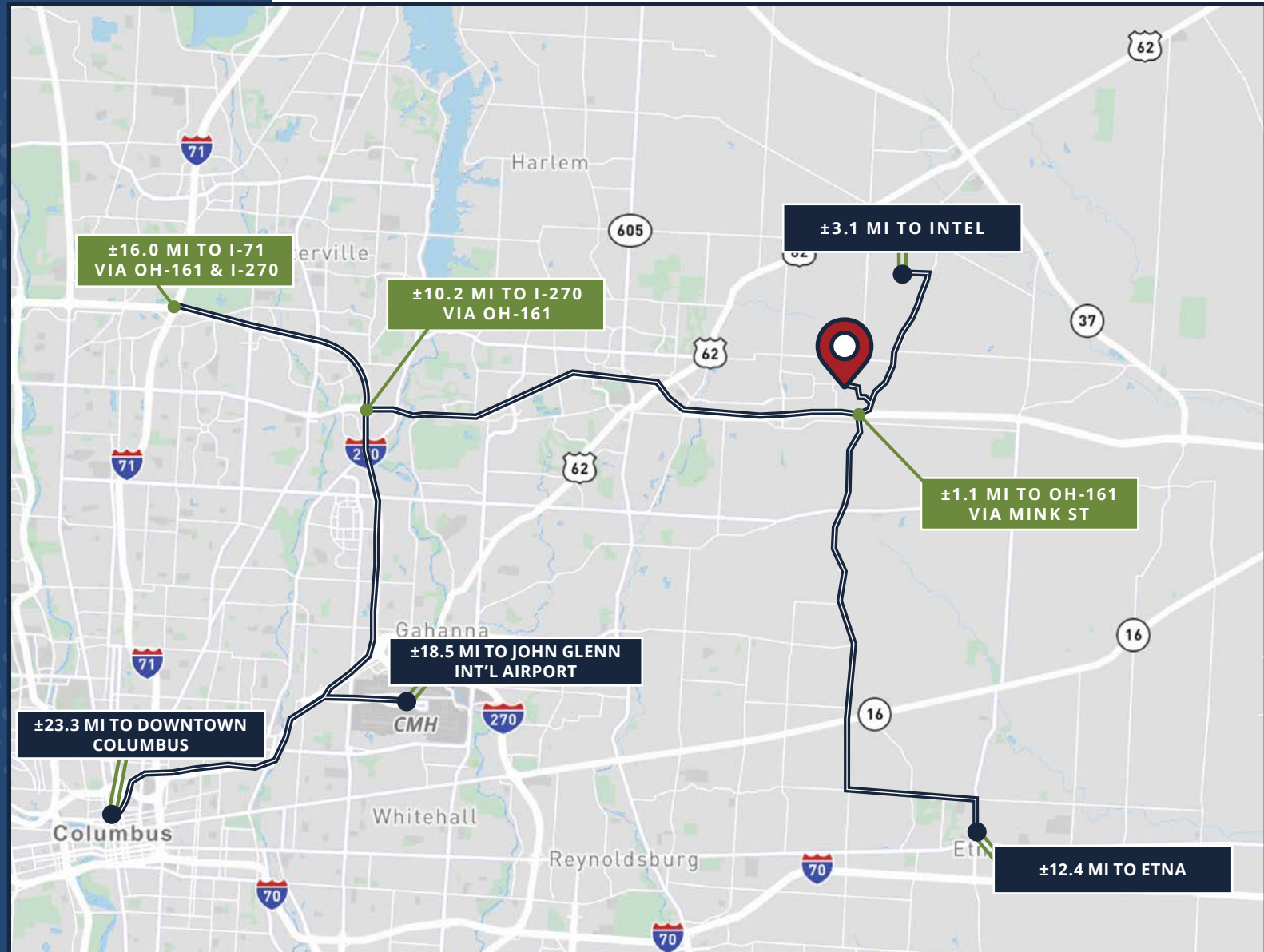
±3.1

MILES TO INTEL
MANUFACTURING SITE

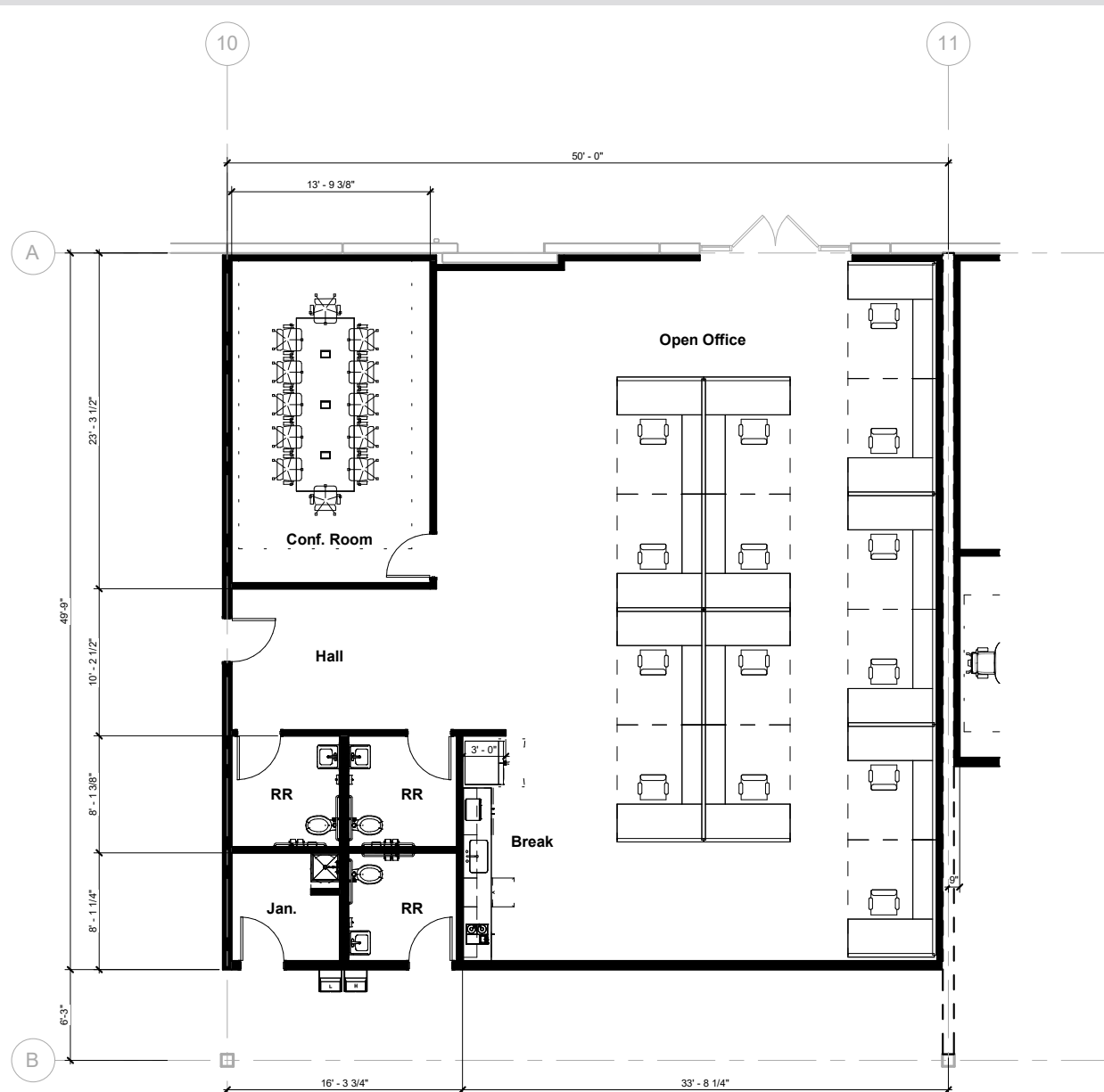


±12.4

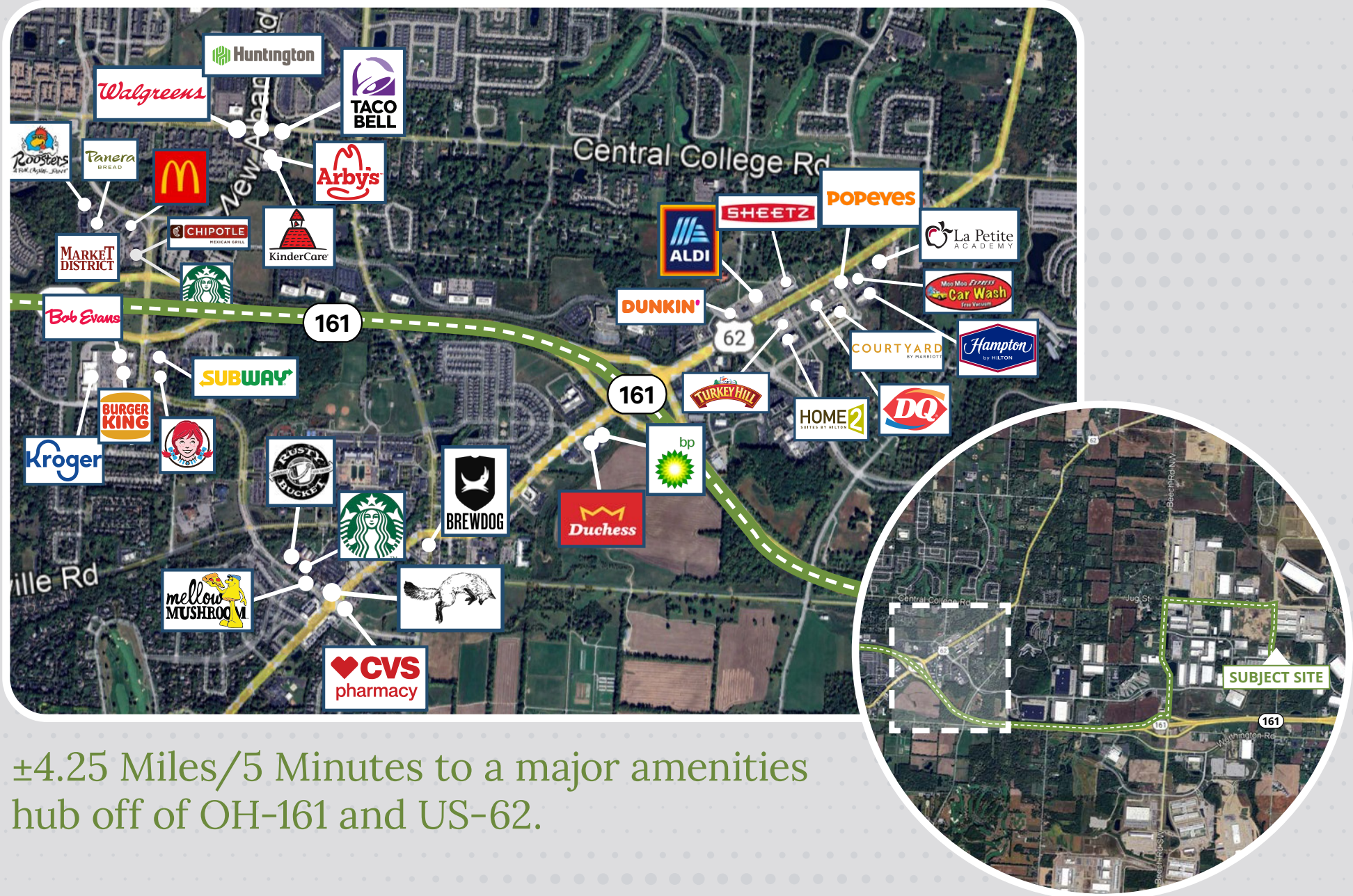
MILES TO I-71



SPEC SUITE PLAN



AMENITIES IN THE AREA



±4.25 Miles/5 Minutes to a major amenities hub off of OH-161 and US-62.



NEW ALBANY INNOVATION CENTER

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CBRE

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