



NEW ALBANY TECH PARK

A DEVELOPMENT OF



NEW ALBANY TECH PARK LOCATION

WITHIN A 10-HOUR DRIVE

- 106 MILES**
Cincinnati, OH
- 175 MILES**
Indianapolis, IN
- 185 MILES**
Pittsburgh, PA
- 202 MILES**
Detroit, MI
- 206 MILES**
Louisville, KY
- 356 MILES**
Chicago, IL
- 378 MILES**
Nashville, TN
- 418 MILES**
St. Louis, MO
- 440 MILES**
Charlotte, NC
- 469 MILES**
Philadelphia, PA
- 493 MILES**
Richmond, VA
- 554 MILES**
New York NY



KEY DISTANCES (IN MILES)

I-270	9.7
I-71	13.9
Port Columbus International Airport	16.3
Downtown Columbus	20.6
I-70	22.2

REGIONAL MAP



NEW ALBANY
TECH PARK



LOCAL MAP

New Albany Tech Park is located within The New Albany International Business Park, the region's largest master-planned business park, and is ideal for Intel suppliers as well as other uses such as office, manufacturing, warehouse, distribution, and assembly. The park features more than 6 million square feet of Class A office, distribution, and manufacturing space, with buildings connected to a network of trails where employees can walk, jog or bike to City amenities that include restaurants, shops and fitness and cultural facilities. New Albany features one of the most robust and affordable fiber optic networks in the country and is home to data centers, regional and national headquarters, distribution facilities, and manufacturing plants.



15
MINUTES
to John Glenn
Columbus
International Airport



20
MINUTES
to downtown
Columbus



25
MINUTES
to Rickenbacker
Air Cargo Campus

CORPORATE NEIGHBORS

Abercrombie & Fitch

Google facebook

AMGEN® hims & hers

Lbrands *thirty-one*



SITE A
±33.76 Acres
522,000 SF
(Total Building Area)

SITE B
±71.5 Acres
774,160 SF
(Total Building Area)

FUTURE PHASE II
±146.93 Acres
1,743,960 SF
(Total Building Area)

SITE C
±42.65 Acres
604,800 SF
(Total Building Area)

SITE D
±14.39 Acres
233,750 SF
(Total Building Area)

SOLD

75 ACRES SOLD
















FUTURE PHASE III
±173.70 Acres
1,694,800 SF
(Total Building Area)

**TOTAL PROPOSED
SITE ACREAGE
±482.93 AC**

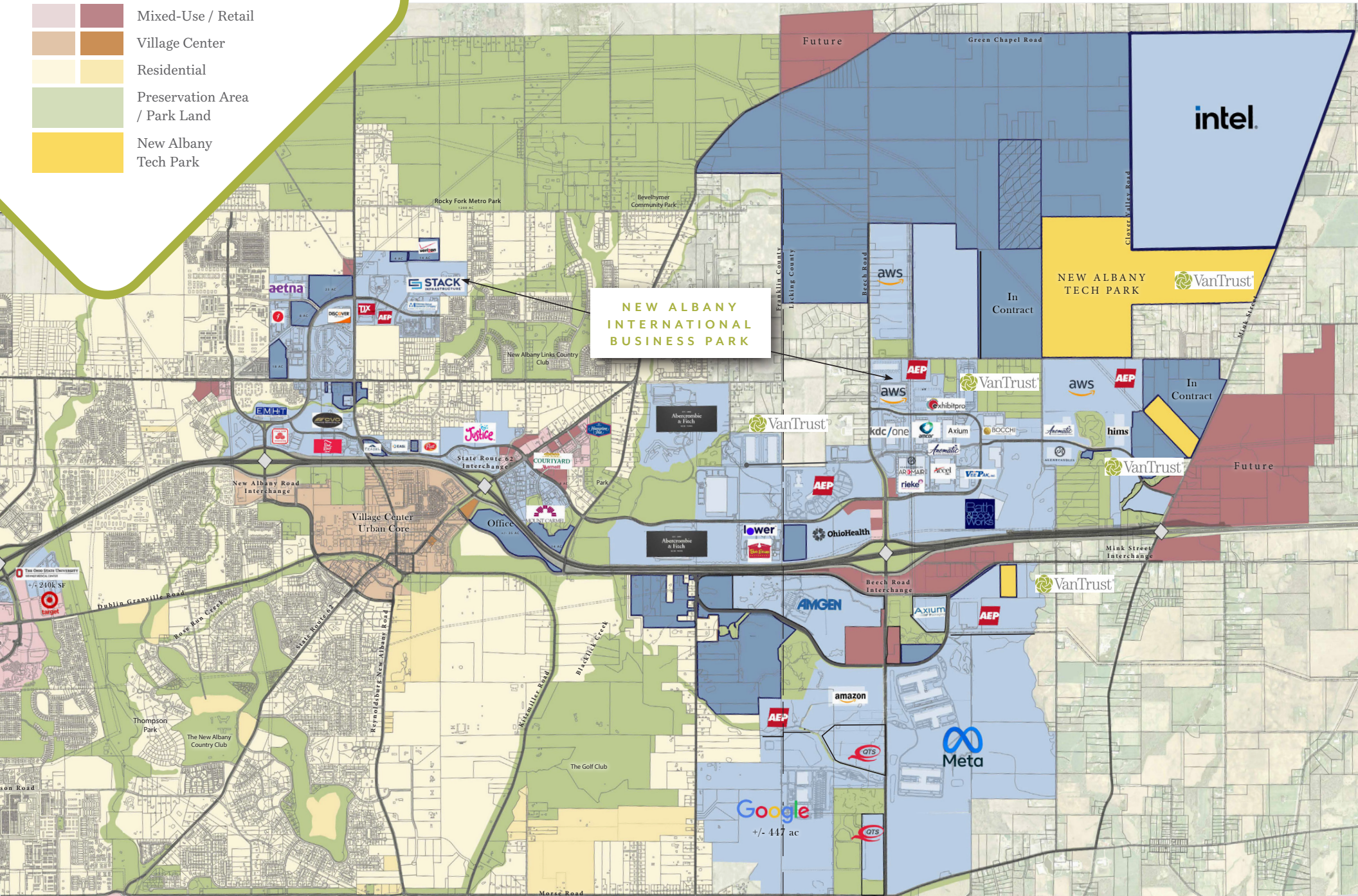
**TOTAL PROPOSED
BUILDING AREA
±5,573,470 SF**



LEGEND

- | | | |
|--|---|-------------------------------|
| Sold | Avail | |
|  |  | International Business Park |
|  |  | Business Industries |
|  |  | Mixed-Use / Retail |
|  |  | Village Center |
|  |  | Residential |
|  |  | Preservation Area / Park Land |
|  | | New Albany Tech Park |

NEW ALBANY INTERNATIONAL BUSINESS PARK PLAN



PROPOSED SITE A



1

BUILDING AREA
±225,000 SF

BUILDING DIMENSIONS
300'0" x 750'-0"

CAR PARKING
142

DRIVE-IN DOORS
3

DOCK DOORS (MAX)
42

TRAILER PARKING
46

COURT DEPTH
130'-0"

BUILDING USE
Rear-loaded industrial

2

BUILDING AREA
±195,000 SF

BUILDING DIMENSIONS
300'0" x 650'-0"

CAR PARKING
132

DRIVE-IN DOORS
3

DOCK DOORS (MAX)
36

TRAILER PARKING
39

COURT DEPTH
135'-0"

BUILDING USE
Rear-loaded industrial

3

BUILDING AREA
±60,000 SF

BUILDING DIMENSIONS
400'0" x 150'-0"

CAR PARKING
124

BUILDING USE
Flex office

4

BUILDING AREA
±42,000 SF

BUILDING DIMENSIONS
280'0" x 150'-0"

CAR PARKING
97

BUILDING USE
Flex office

PROPOSED SITE B



SITE AREA
±71.50 AC

TOTAL PROPOSED BUILDING AREA
±774,160 SF

5

BUILDING AREA
±130,000 SF

BUILDING DIMENSIONS
260'0" x 500'-0"

CAR PARKING
108

DRIVE-IN DOORS
2

DOCK DOORS (MAX)
28

COURT DEPTH
130'-0"

BUILDING USE
Rear-loaded industrial

6

BUILDING AREA
±527,160 SF

BUILDING DIMENSIONS
520'0" x 1,008'-0"

CAR PARKING
239

DRIVE-IN DOORS
4

DOCK DOORS (MAX)
123

TRAILER PARKING
118

COURT DEPTH
135'-0"

BUILDING USE
Cross-dock bulk warehouse

7

BUILDING AREA
±60,000 SF

BUILDING DIMENSIONS
150'0" x 400'-0"

CAR PARKING
325

BUILDING USE
Flex office

8

BUILDING AREA
±60,000 SF

BUILDING DIMENSIONS
150'0" x 400'-0"

CAR PARKING
325

BUILDING USE
Flex office

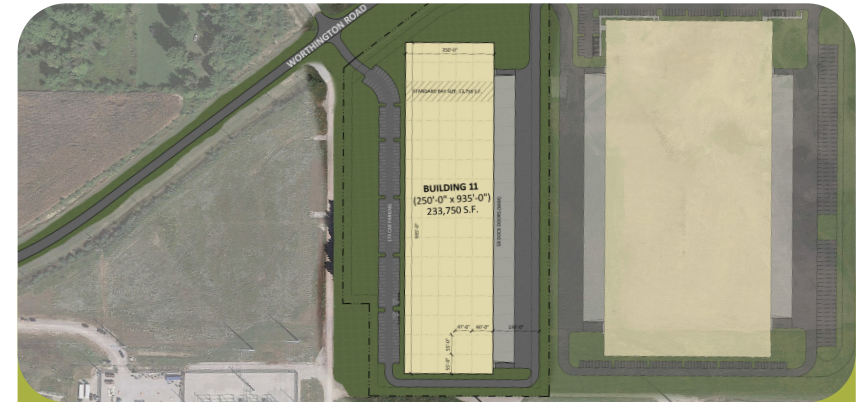
PROPOSED SITE C



SITE AREA
±42.65 AC

TOTAL PROPOSED BUILDING AREA
±604,800 SF

PROPOSED SITE D



SITE AREA
±14.39 AC

TOTAL PROPOSED BUILDING AREA
±233,750 SF

9

BUILDING AREA
±302,400 SF

BUILDING DIMENSIONS
300'0" x 1,008'-0"

CAR PARKING
206

DRIVE-IN DOORS
3

DOCK DOORS (MAX)
62

TRAILER PARKING
33

COURT DEPTH
135'-0"

BUILDING USE
Rear-loaded industrial

10

BUILDING AREA
±302,400 SF

BUILDING DIMENSIONS
300'0" x 1,008'-0"

CAR PARKING
206

DRIVE-IN DOORS
3

DOCK DOORS (MAX)
62

COURT DEPTH
135'-0"

BUILDING USE
Rear-loaded industrial

11

BUILDING AREA
±233,750 SF

BUILDING DIMENSIONS
250'0" x 935'-0"

CAR PARKING
173

DRIVE-IN DOORS
2

DOCK DOORS (MAX)
58

COURT DEPTH
130'-0"

BUILDING USE
Rear-loaded industrial

SCAN QR CODE FOR
MORE INFORMATION



VANTRUSTRE.COM

NEW ALBANY TECH PARK

A DEVELOPMENT OF



ANDY WEEKS

Executive Vice President
andy.weeks@vantrustre.com

PHIL RASEY

Vice President, Development
phil.rasey@vantrustre.com

BRICE HARRISON

Director, Development
brice.harrison@vantrustre.com

ANNA BROWN

Manager, Development
anna.brown@vantrustre.com

950 Goodale Blvd, Ste 100
Columbus, OH 43212
+1 614 745 0610

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