



NA 302 NEW ALBANY, OH

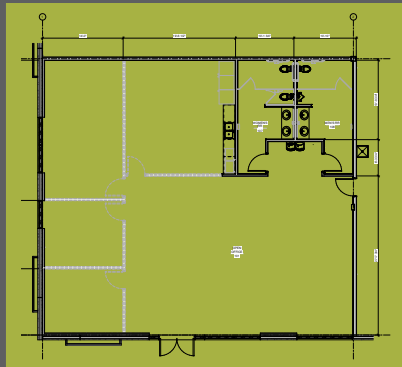
NEW SPEC CONSTRUCTION

2700 HARRISON ROAD NW
NEW ALBANY, OHIO 43031

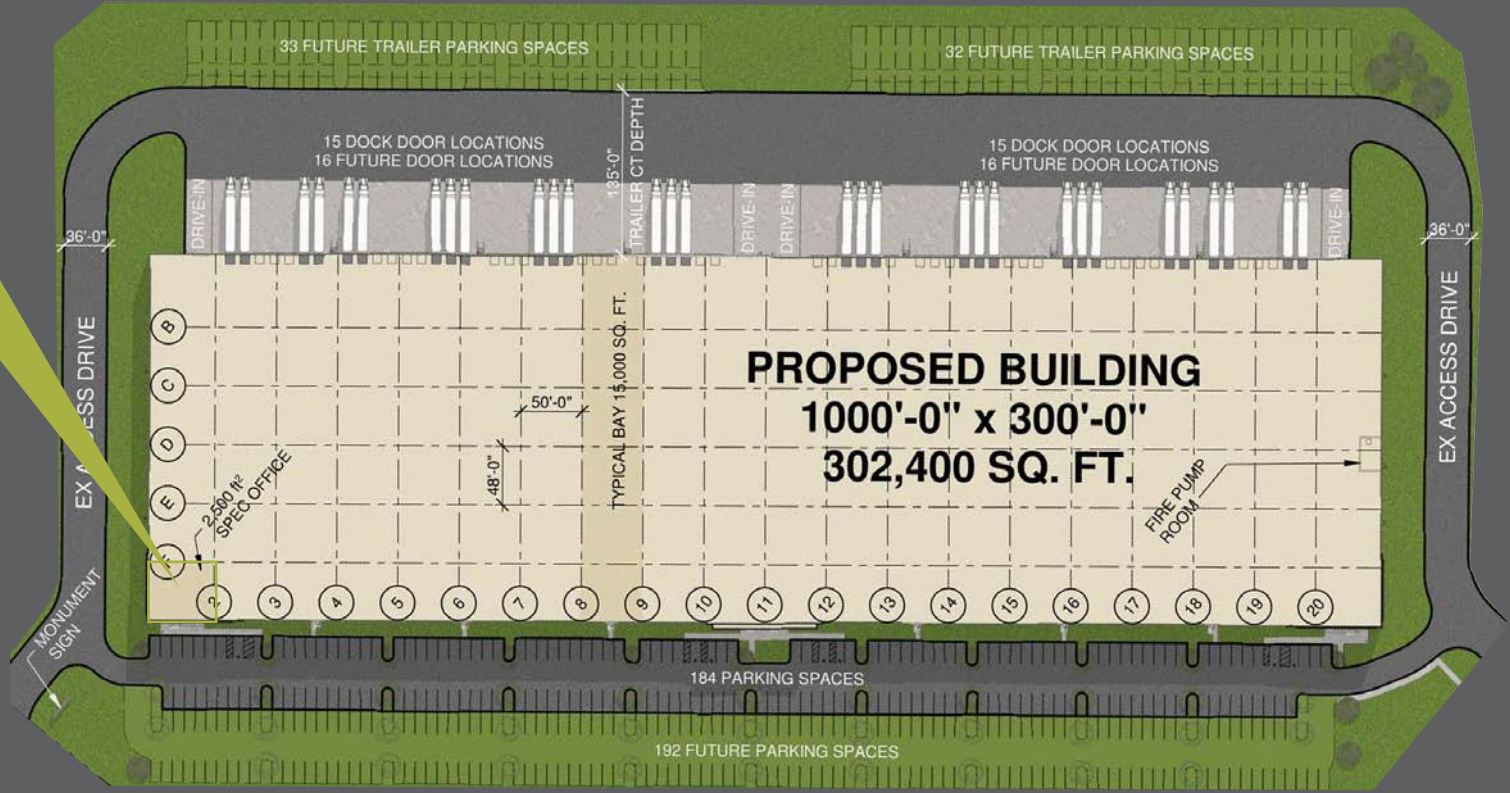
± 302,400 SF AVAILABLE
DIVISIBLE TO ± 100,000 SF



BUILDING SPECS



SPEC OFFICE
2,500 ± SF



SIZE
302,400 ± SF



DIVISIBILITY
100,000 ± SF



AUTO PARKING
184 / 192 future



TAX ABATEMENT
15 year, 100%



TRAILER PARKING
65 future



CLEAR HEIGHT
36'



SITE SIZE
31.03 acres



BUILDING WIDTH
302,400 ± SF



DOCK DOORS
30 / 30 future



DRIVE-IN DOORS
4



SPRINKLER
ESFR



ROOF
.45 mil, TPO



ELECTRICAL
3 - 800 amp,
480/277V



ESTIMATED COMPLETION
December 2026



MECHANICAL
Direct gas-fired make-up
air handling units



EXTERIOR
Precast with storefront
entry

NA 302 NEW ALBANY

SITE OVERVIEW

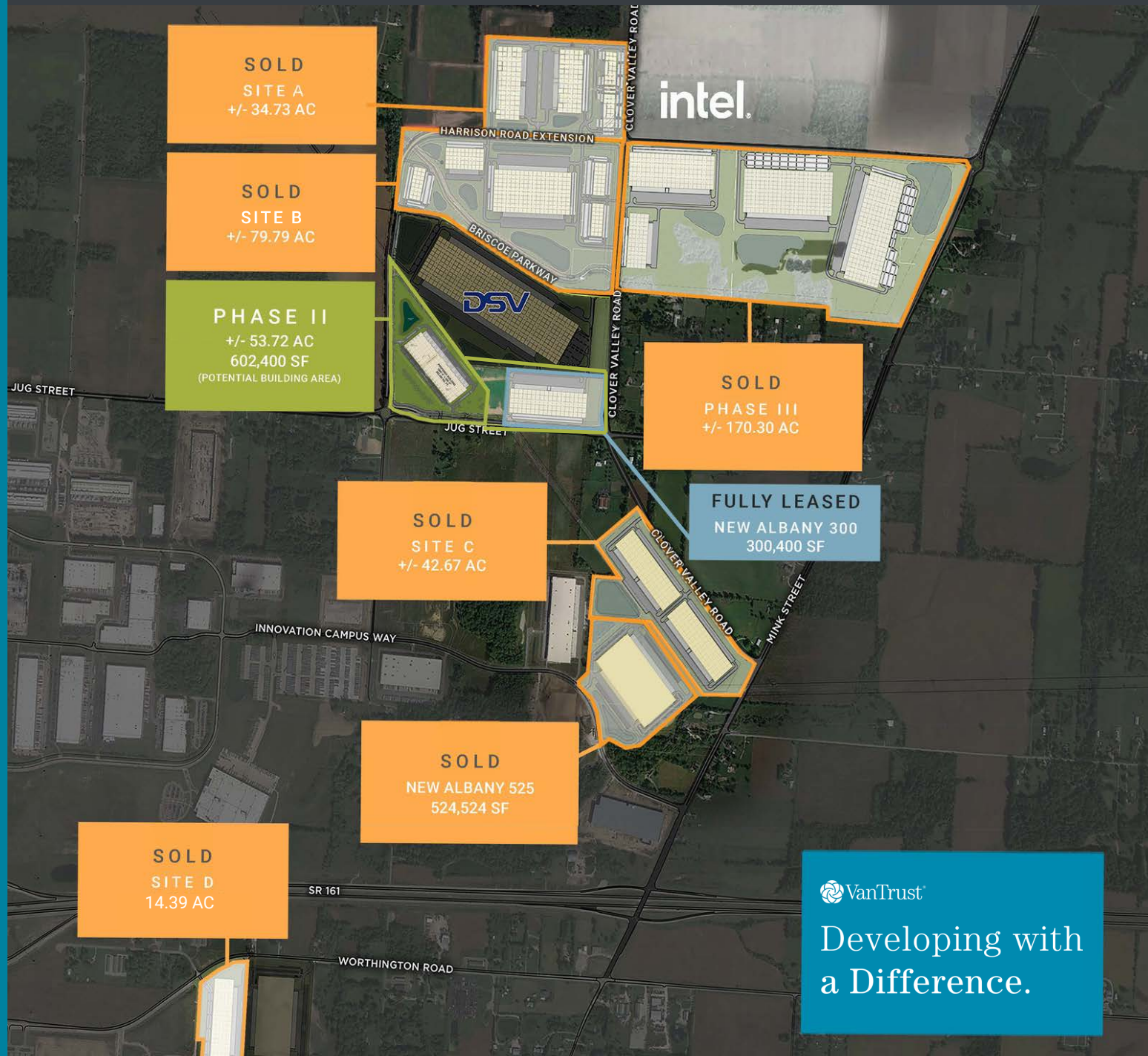
2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031



NEW ALBANY TECH PARK

ABOUT NEW ALBANY TECH PARK

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.



AREA OVERVIEW



62

NA 302



BEACH RD NW

HARRISON RD NW

JUG STREET



kdc/one

hims

Abercrombie & Fitch



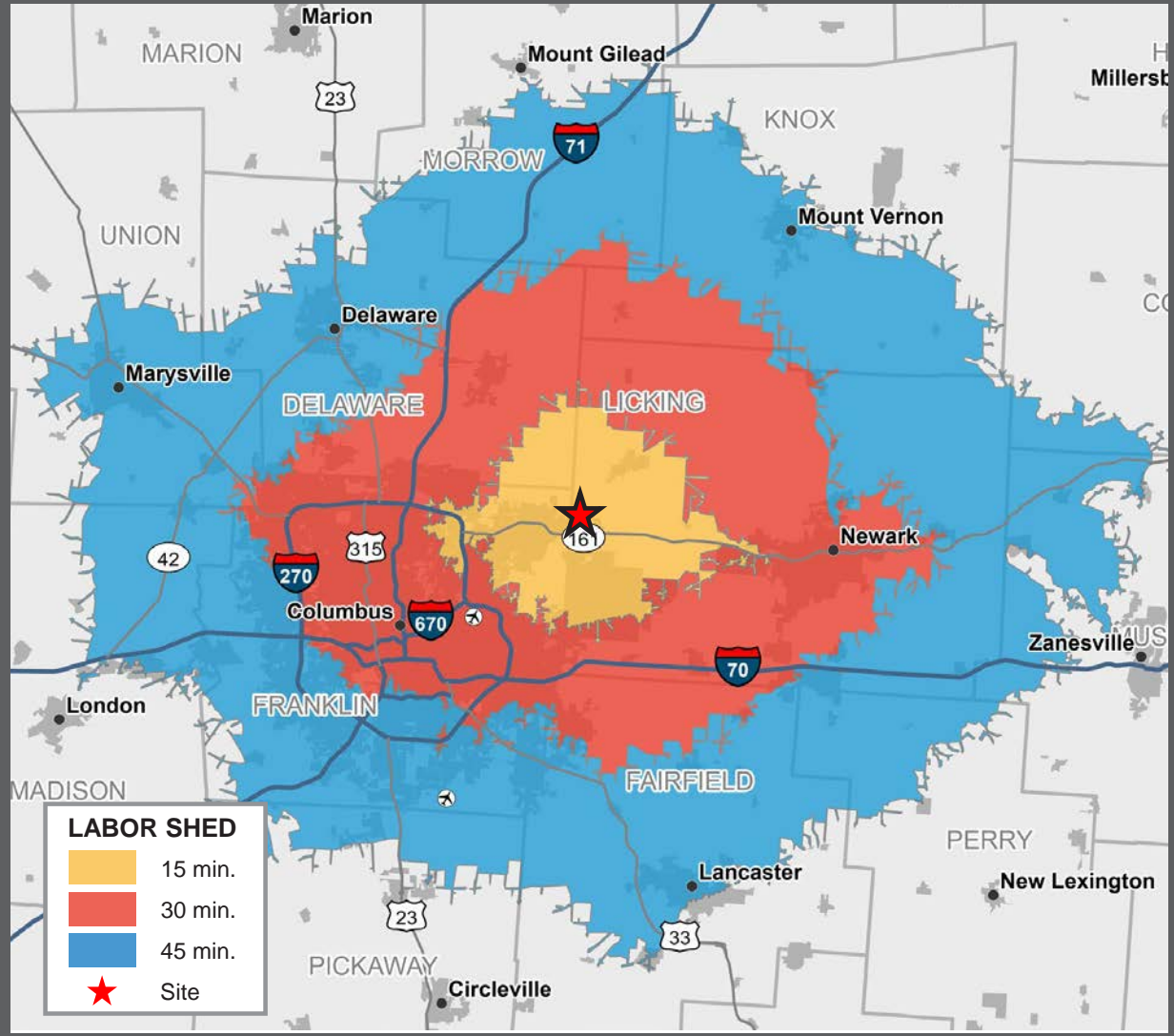
161

161

LABOR FORCE

2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031

Drivetime (minutes)	15	30	45
Population	163,912	1,355,541	2,011,767
Employed	93,010	723,786	1,059,040
Total Labor Force	94,807	743,585	1,086,528
Production Workers	3,413	29,000	48,894
Transportation/ Material Moving Workers	5,973	56,512	86,922



Source: The Columbus Region Esri Business Analyst, 2024

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AREA ACCESS

2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031



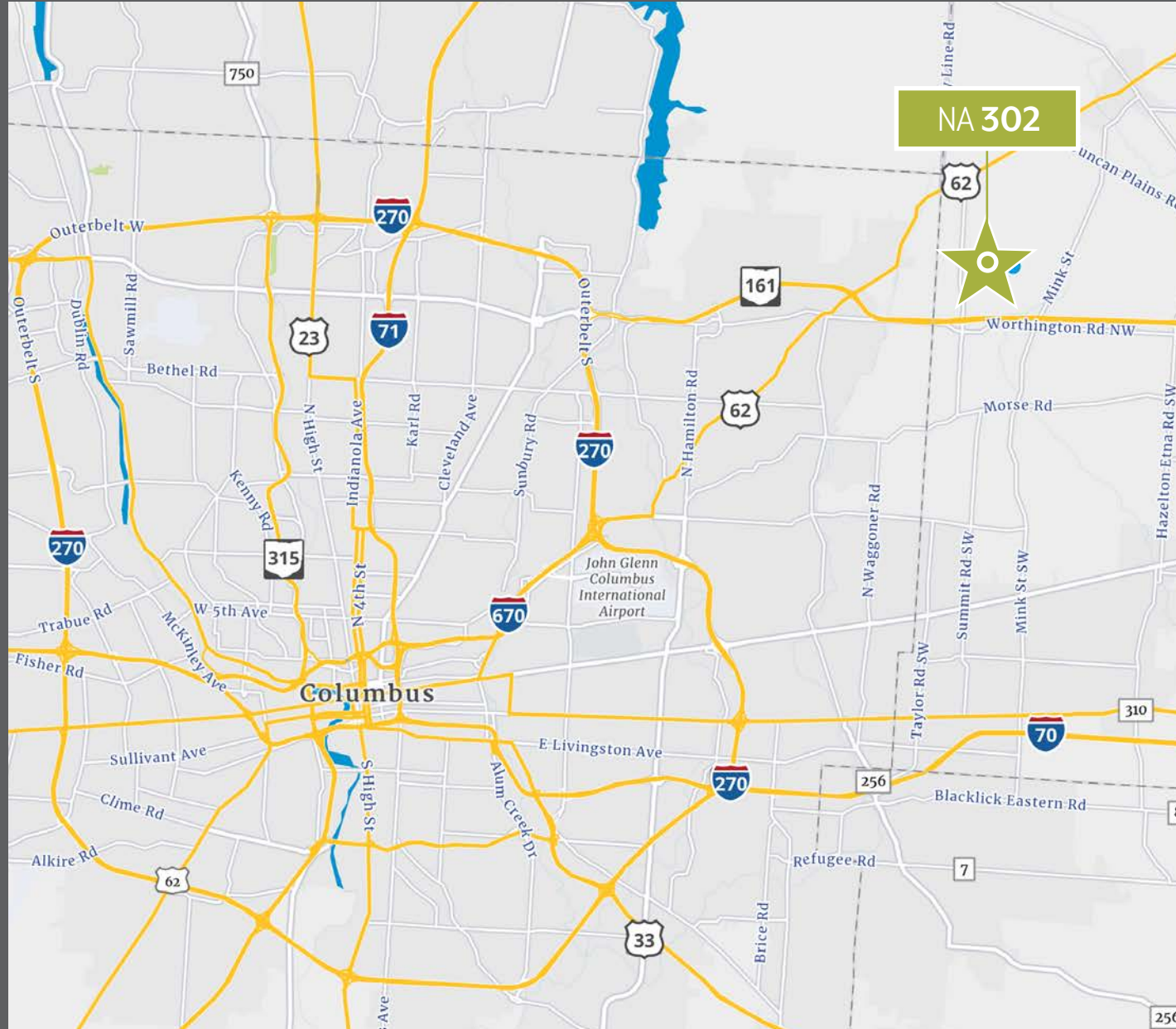
ACCESS TO US 161
6 MINS / 3.6 MILES



ACCESS TO I-270
13 MINS / 10.1 MILES



JOHN GLENN INT'L AIRPORT
21 MINS / 18.0 MILES



LOCATION HIGHLIGHTS

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

418 MILES
St. Louis, MO

440 MILES
Charlotte, NC

469 MILES
Philadelphia, PA

493 MILES
Richmond, VA

554 MILES
New York, NY



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CONTACT

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