



NEW ALBANY

INDUSTRIAL CENTER

BEECH ROAD NW & MILLER ROAD NW
NEW ALBANY OHIO, 43031

AVAILABLE FOR LEASE

364,230 SF

INCENTIVES AVAILABLE <

24.06 ACRES <

BEAU TAGGART, SIOR
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com

CADE CRAWFORD
+1 419 788 8883
cade.crawford@kbcadvisors.com


PANATTONI


KBCADVISORS

PROPERTY HIGHLIGHTS



**EXCELLENT
LABOR POOL**
WITHIN 60 MILE RADIUS



**4
STORE
FRONTS**



**2.5 MILES
TO
STATE ROUTE 161**



**STRATEGICALLY
POSITIONED**
CLOSE TO ESSENTIAL
AMENITIES



**UP TO
15 YEAR
TAX ABATEMENT**



SITE PLAN & SPECS

24.06
ACRES

364,230 SF
AVAILABLE

54' X 60'
FIRST BAY IS
50' DEEP

60'
SPEED BAY

36'
CLEAR HEIGHT

36
DOCK DOORS
EXPANDABLE TO 62

4,000
AMPS POWER

UP TO 15 YEAR
100% TAX
ABATEMENT

4
DRIVE INS

135'
TRUCK COURT

236
AUTO SPACE
EXPANDABLE

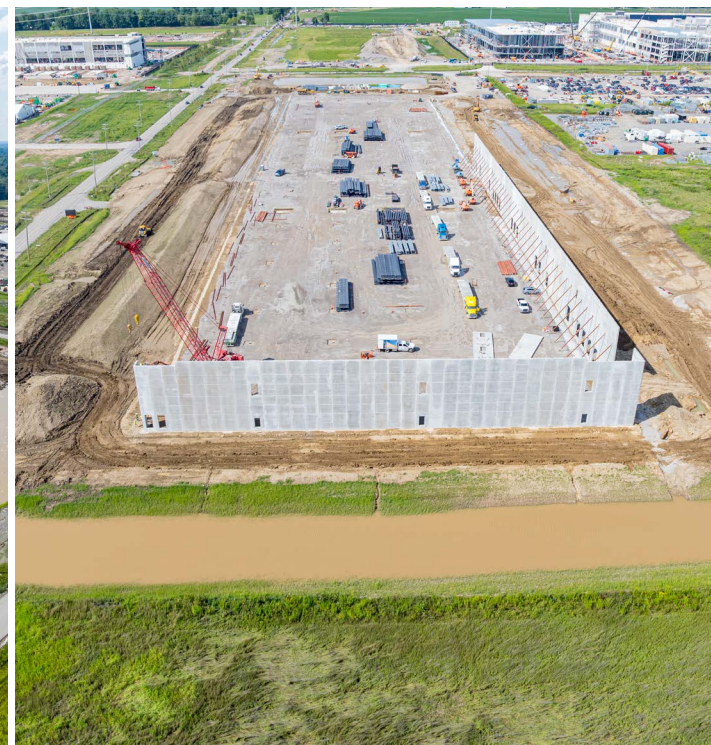
64
TRAILER SPACES

3
ACCESS POINTS

ESFR
SPRINKLERS



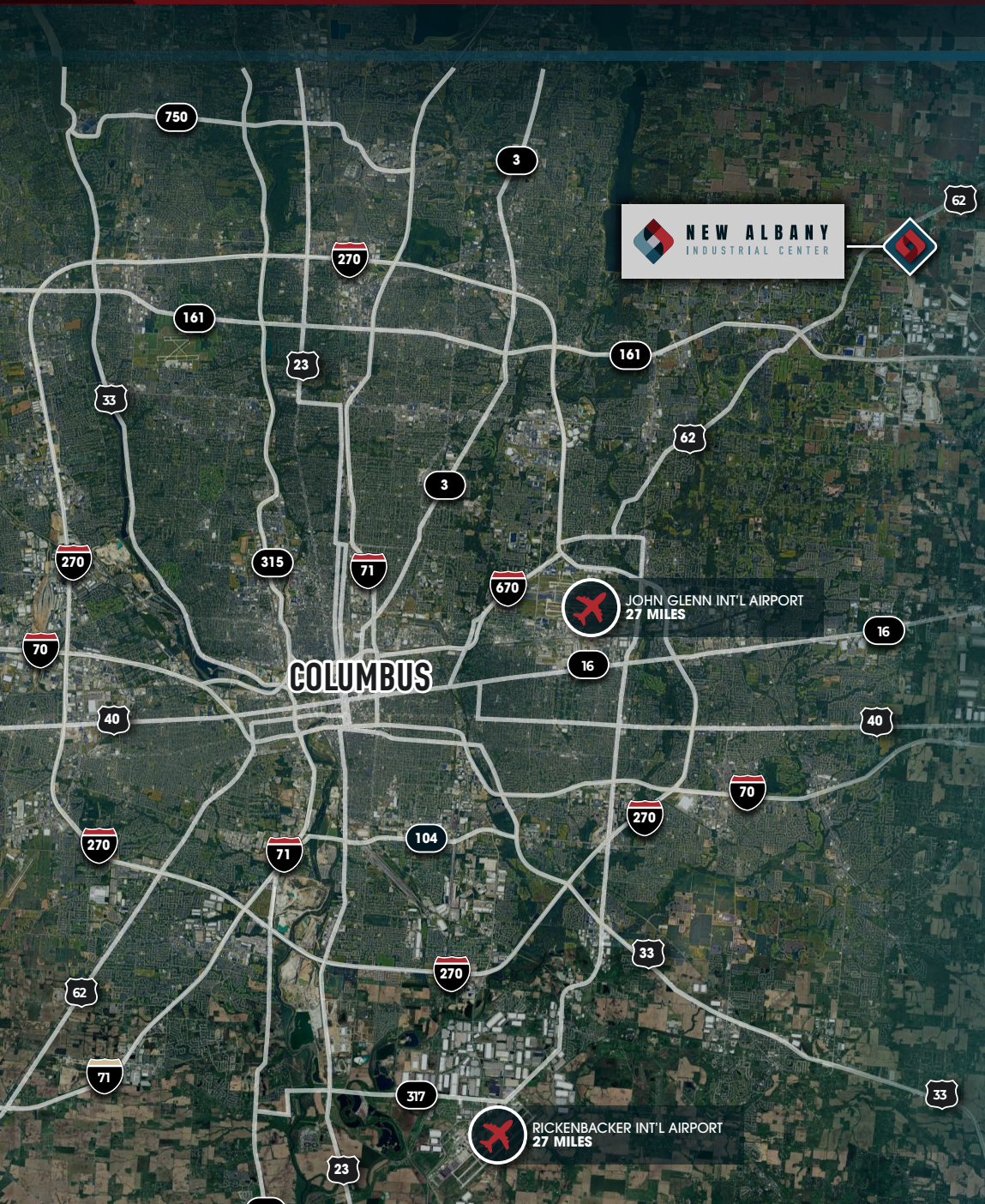
PROPERTY PHOTOS



CORPORATE NEIGHBORS



ACCESS & MARKET LOCATION



Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING



- › 8% or 144,000 employees
- › Top manufacturing employers include Whirlpool Corp. and Safelite.

TRANSPORTATION



- › 6% or 108,000 employees
- › Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

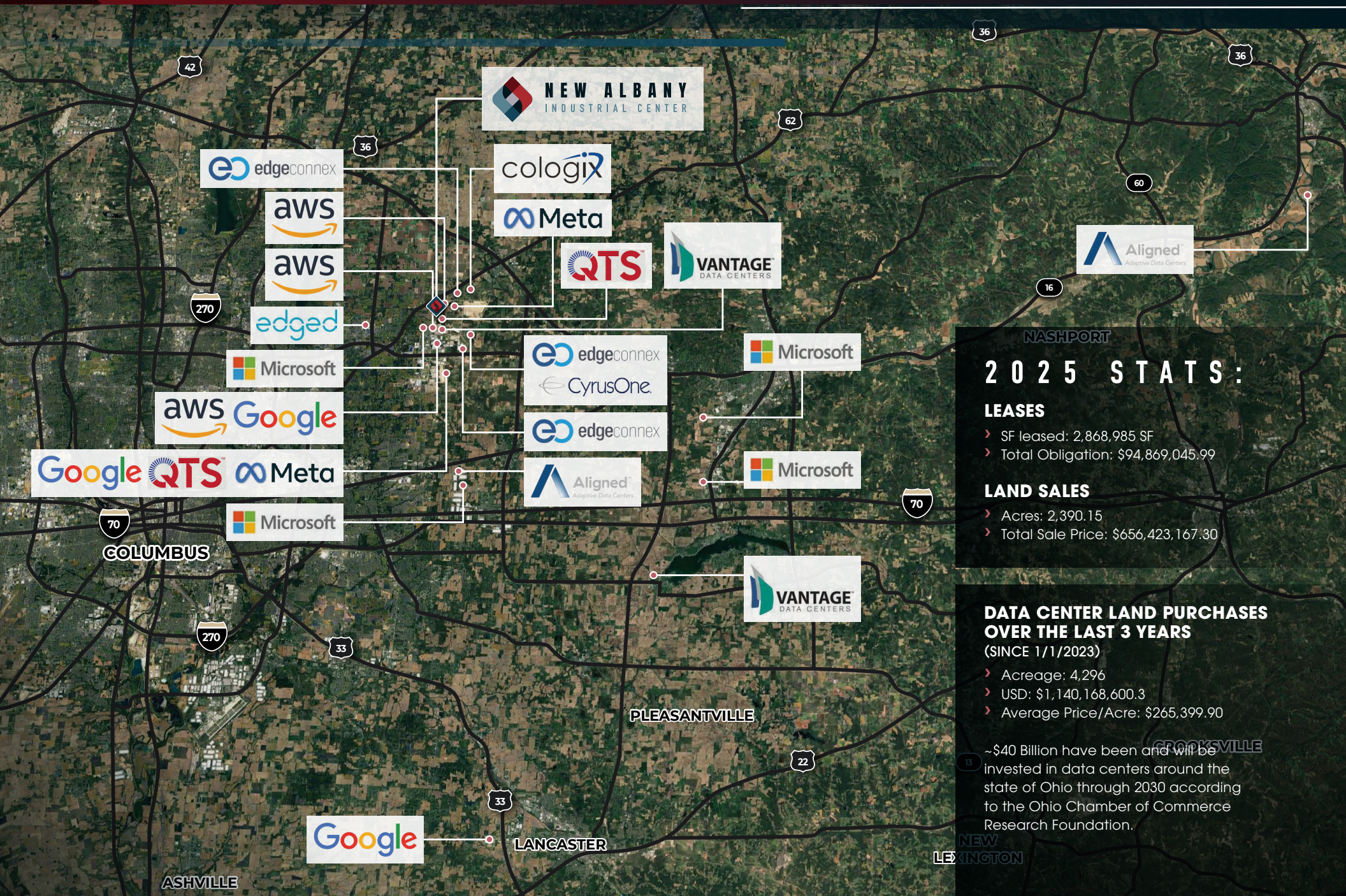
WHOLESALE TRADE



- › 4% or 72,000 employees
- › DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2030. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.

DATA CENTER LOCATIONS



IMMEDIATE WORKFORCE

POPULATION REACH

1,286,926	2,368,957	15,473,960	48,322,794
30 MIN	60 MIN	3 HR	6 HR

LABOR POOL

	30 MIN	60 MIN	
 WAREHOUSE WORKERS	24,739	66,184	2024 Resident Workers
	-1%	1%	Past 5-Year Growth
\$17.54 Avg. Hourly Earnings	2,239	11,142	2024 Net Commuters*
 FORKLIFT DRIVERS	2,530	6,929	2024 Resident Workers
	-21%	-17%	Past 5-Year Growth
\$19.27 Avg. Hourly Earnings	-70	927	2024 Net Commuters*
 MANUFACTURERS & FABRICATORS	4,305	13,948	2024 Resident Workers
	5%	4%	Past 5-Year Growth
\$18.97 Avg. Hourly Earnings	610	2,925	2024 Net Commuters*

*Labor Facts are calculated using a 30-min/60-min Drive Time from the site.
Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2025)
Wage data comes from ERI (Latest data release: 05/12/2025)



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