

7800 WALTON PARKWAY

FOR LEASE

CLASS A RESEARCH &
DEVELOPMENT / OFFICE
FACILITY ±34,361 SQ. FT.
31'6" CLEAR HEIGHT

7800 Walton Parkway, New Albany, OH 43054

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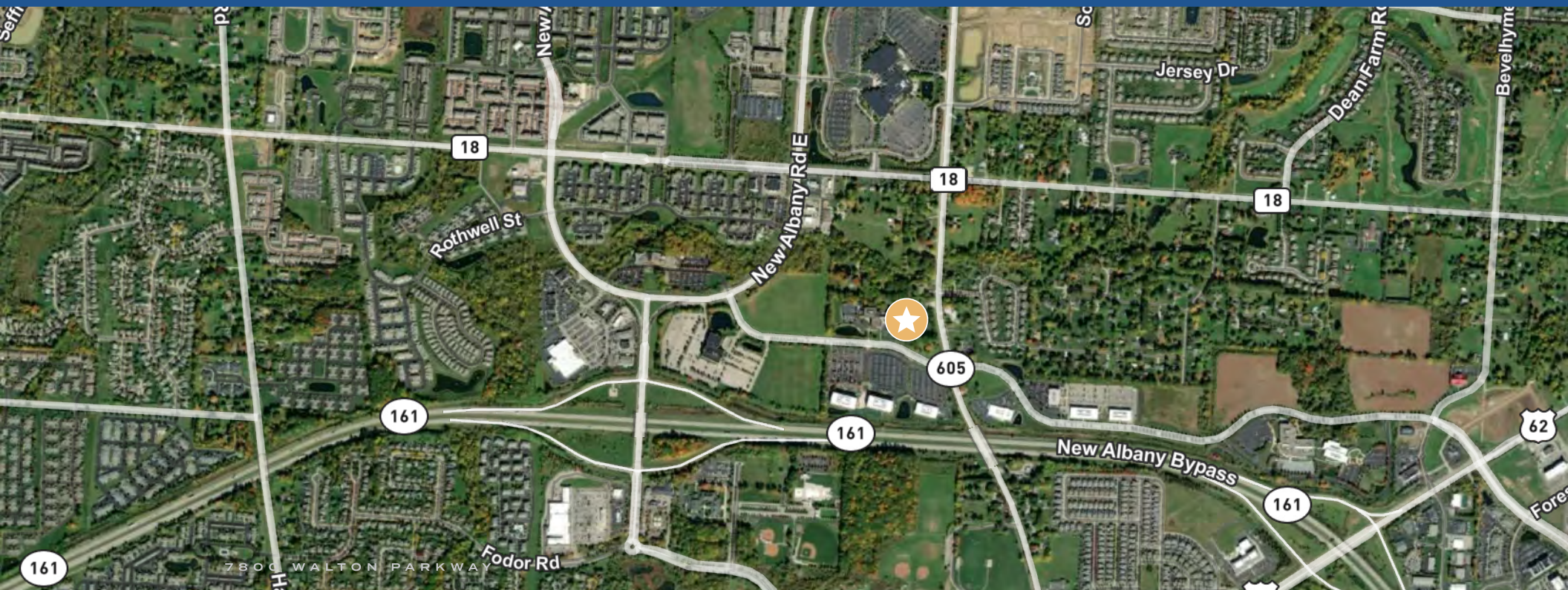


PROPERTY DETAILS

This property offers approximately 35,000 Sq. Ft. of "Class A" Research and Development space, located at 7800 Walton Parkway in New Albany, OH.

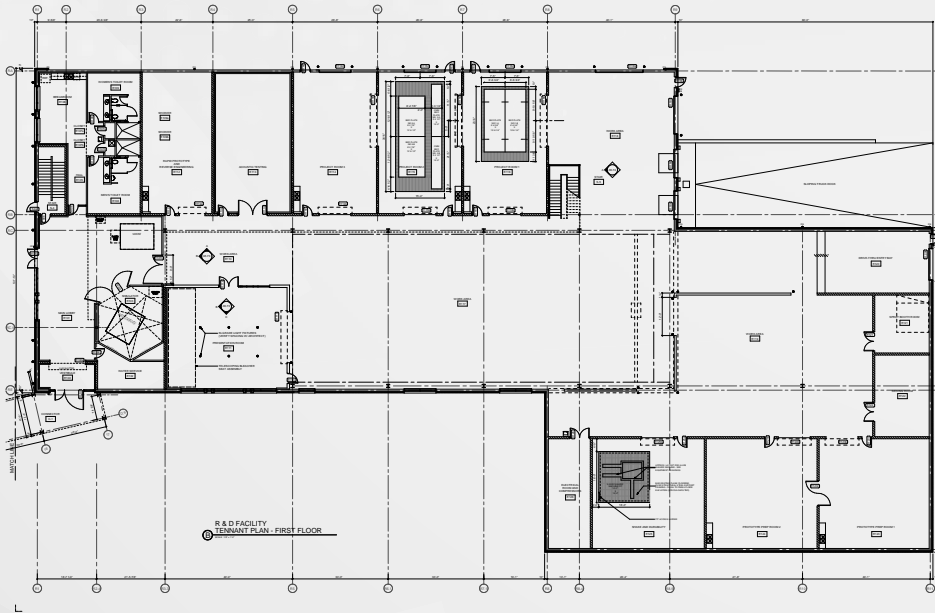
New Albany is home to several prominent headquarter buildings and is surrounded by an abundance of amenities including shopping, restaurants, banks, fitness centers and more. Additionally, the site is located approximately 5 minutes from the Columbus Outerbelt (I-270) and SR 161.

BUILDING SIZE	34,361 Square Feet
SITE SIZE	11.245 Acres
DIMENSIONS	101' 10"x 282'
CAR PARKING	70 spaces'
DOCKS	2 Docks
DRIVE-INS	5 Drive-Ins
TRUCK COURT	10
HVAC	Fully Air Conditioned
FIRE SUPPRESSION	Wet Pipe Fully Suppressed
ELECTRIC	Existing fit-out fully powered
CLEAR HEIGHT	31'6"
LIGHTING	LED w/ Occupancy Sensors
POWER	480Y/277 V, 3 phase, 3000 Amps
SECURITY	Fully prepped for existing exterior door card reader activation
COMMUNICATION FIBER LINES	Two separate communication fiber lines are existing and ready to be connected

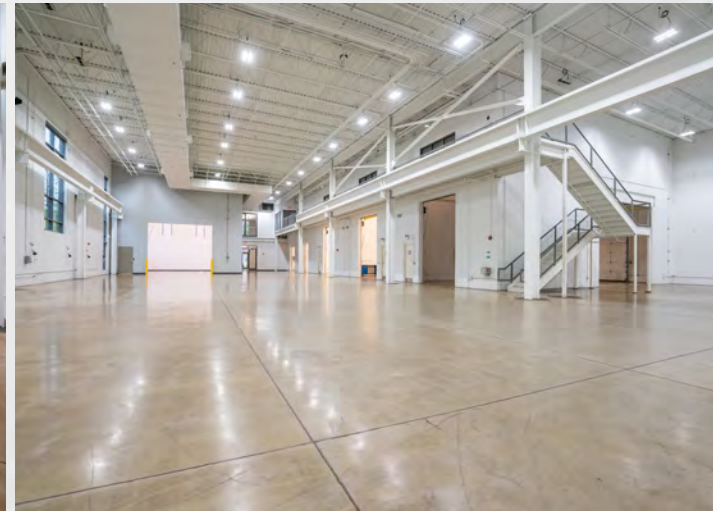
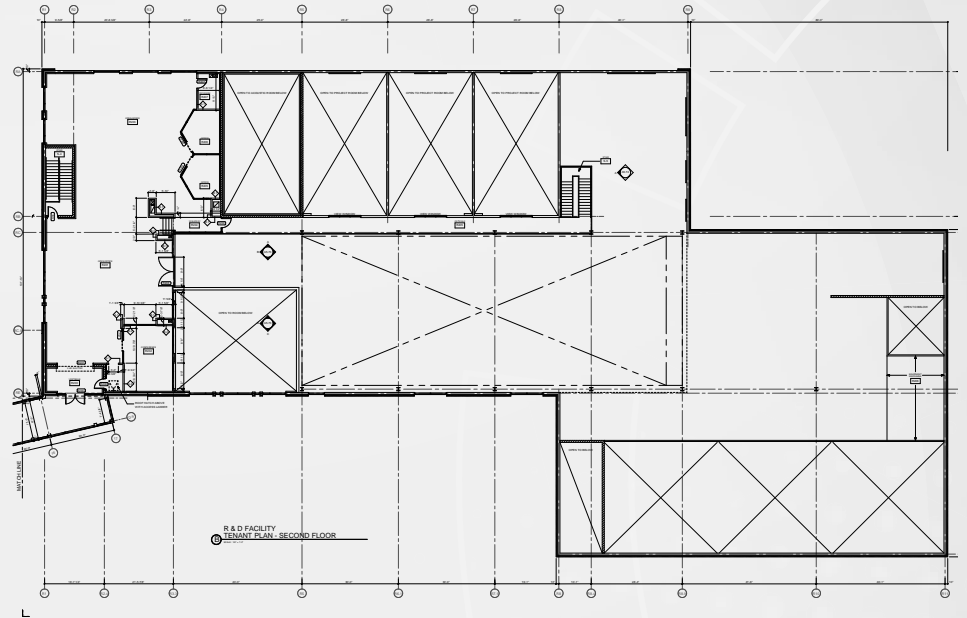


FLOOR PLANS

FIRST



SECOND

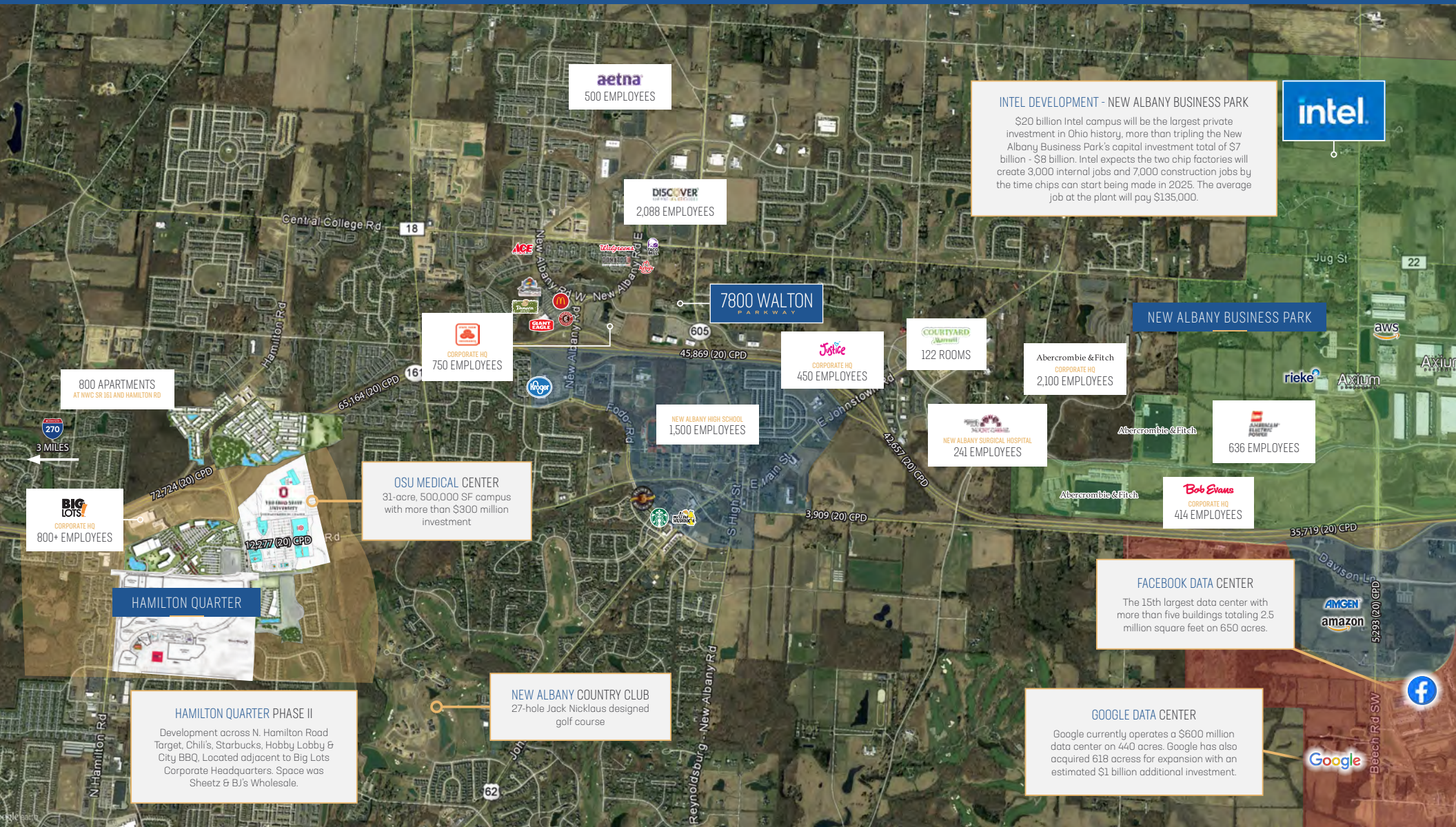








PRIME LOCATION IN NEW ALBANY



aetna
500 EMPLOYEES

DISCOVER
2,088 EMPLOYEES

INTEL DEVELOPMENT - NEW ALBANY BUSINESS PARK
\$20 billion Intel campus will be the largest private investment in Ohio history, more than tripling the New Albany Business Park's capital investment total of \$7 billion - \$8 billion. Intel expects the two chip factories will create 3,000 internal jobs and 7,000 construction jobs by the time chips can start being made in 2025. The average job at the plant will pay \$135,000.



7800 WALTON PARKWAY
45,869 (20) CPD

Joyce
CORPORATE HQ
450 EMPLOYEES

COURTYARD
122 ROOMS

NEW ALBANY BUSINESS PARK

Abercrombie & Fitch
CORPORATE HQ
2,100 EMPLOYEES

Abercrombie & Fitch
636 EMPLOYEES

NEW ALBANY HIGH SCHOOL
1,500 EMPLOYEES

NEW ALBANY SURGICAL HOSPITAL
241 EMPLOYEES

Bob Evans
CORPORATE HQ
414 EMPLOYEES

FACEBOOK DATA CENTER
The 15th largest data center with more than five buildings totaling 2.5 million square feet on 650 acres.

GOOGLE DATA CENTER
Google currently operates a \$600 million data center on 440 acres. Google has also acquired 618 acres for expansion with an estimated \$1 billion additional investment.

OSU MEDICAL CENTER
31-acre, 500,000 SF campus with more than \$300 million investment

NEW ALBANY COUNTRY CLUB
27-hole Jack Nicklaus designed golf course

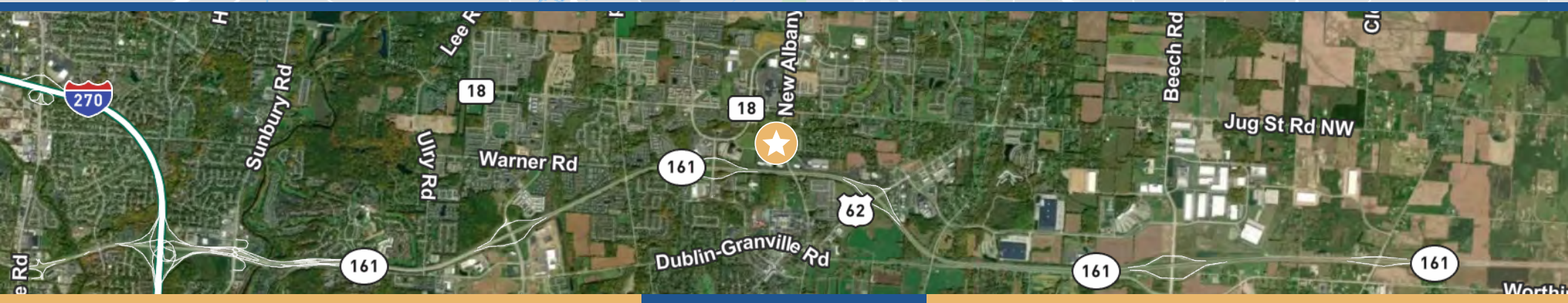
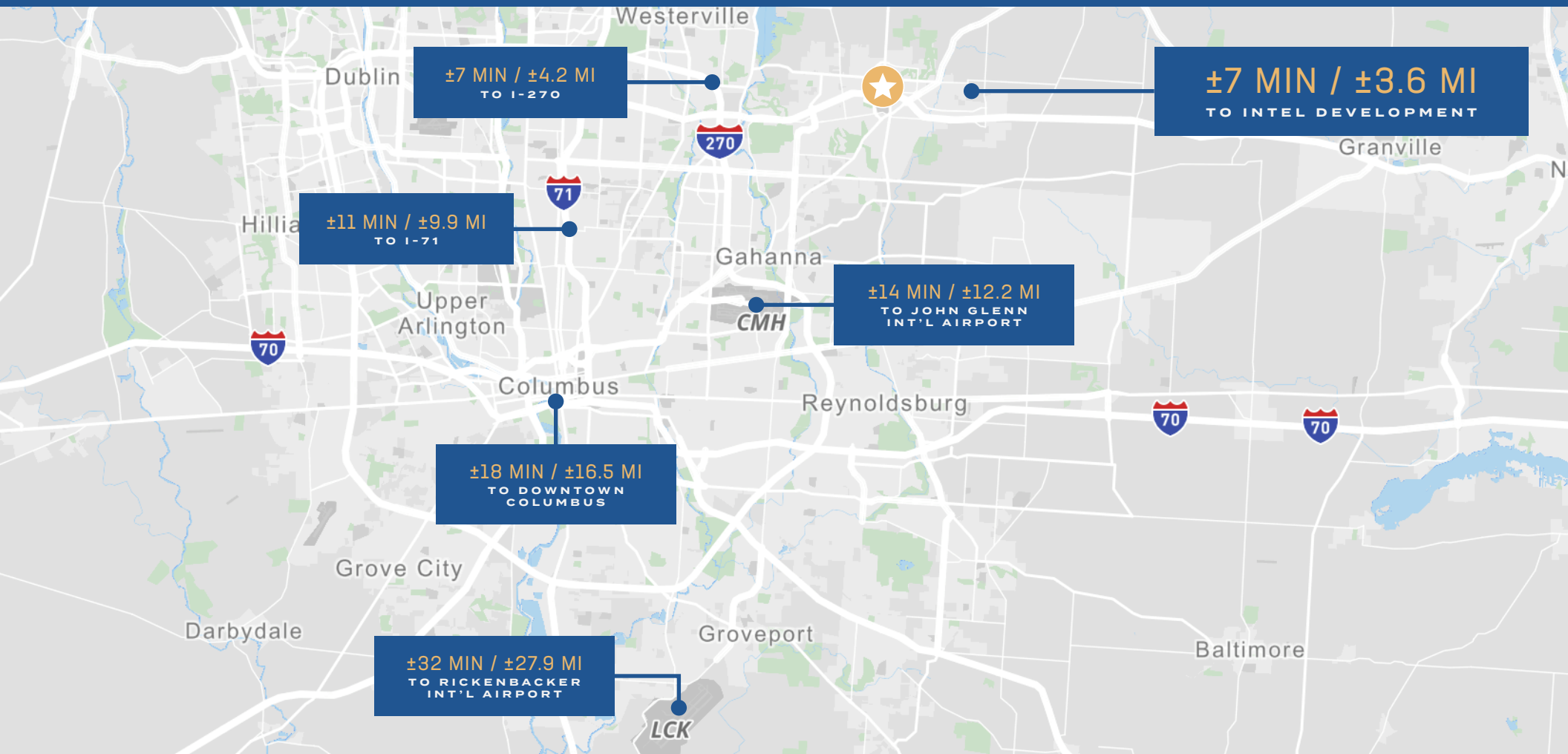
800 APARTMENTS
AT NWC SR 161 AND HAMILTON RD

BIG LOTS
CORPORATE HQ
800+ EMPLOYEES

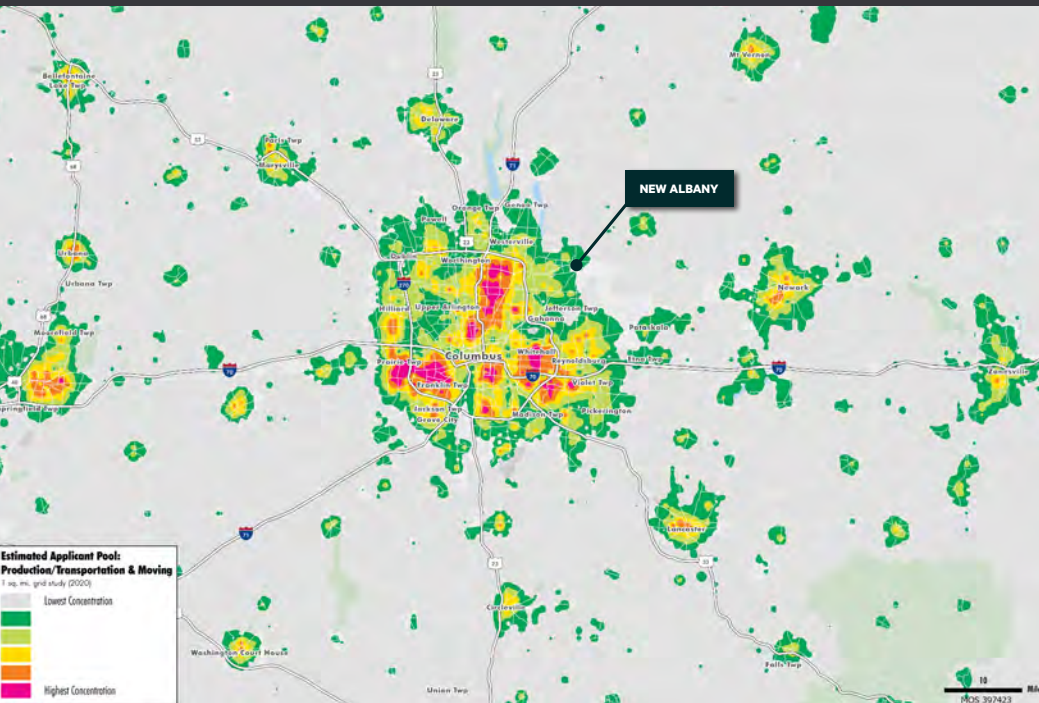
HAMILTON QUARTER

HAMILTON QUARTER PHASE II
Development across N. Hamilton Road Target, Chili's, Starbucks, Hobby Lobby & City BBQ. Located adjacent to Big Lots Corporate Headquarters. Space was Sheetz & BJ's Wholesale.

PROXIMITY TO COLUMBUS



LABOR CONCENTRATION AND DRIVE TIMES



3.80%

UNEMPLOYMENT RATE
JAN 2022

~16.48%

EMPLOYMENT GROWTH
SINCE 2011

51.97%

LABOR PARTICIPATION
RATE

\$19.50 / HR

AVERAGE PRODUCTION
WAGES

\$17.69 / HR

AVERAGE LOGISTICS
WAGES

	WITHIN 15 MINS	WITHIN 30 MINS	WITHIN 45 MINS
2021 POPULATION CURRENT YEAR ESTIMATE	275,567	1,547,284	1,974,985
HOUSEHOLD INCOME \$100,000+	41,374 - 37%	206,707 - 33.2%	260,014 - 33.3
2021 EMPLOYED CIVILIAN POPULATION 16+	158,378	836,186	1,052,149
PRODUCTION WORKERS	5,251 - 3.3%	34,152 - 4.1%	48,258 - 4.6%
TRANSPORTATION AND MATERIAL MOVING	10,011 - 6.3%	61,837 - 7.4%	81,872 - 7.8%

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