



# NA 302 NEW ALBANY, OH

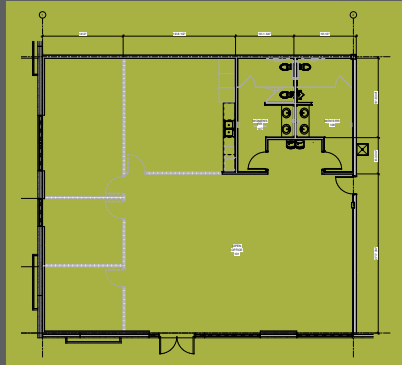
NEW SPEC CONSTRUCTION

2700 HARRISON ROAD NW  
NEW ALBANY, OHIO 43031

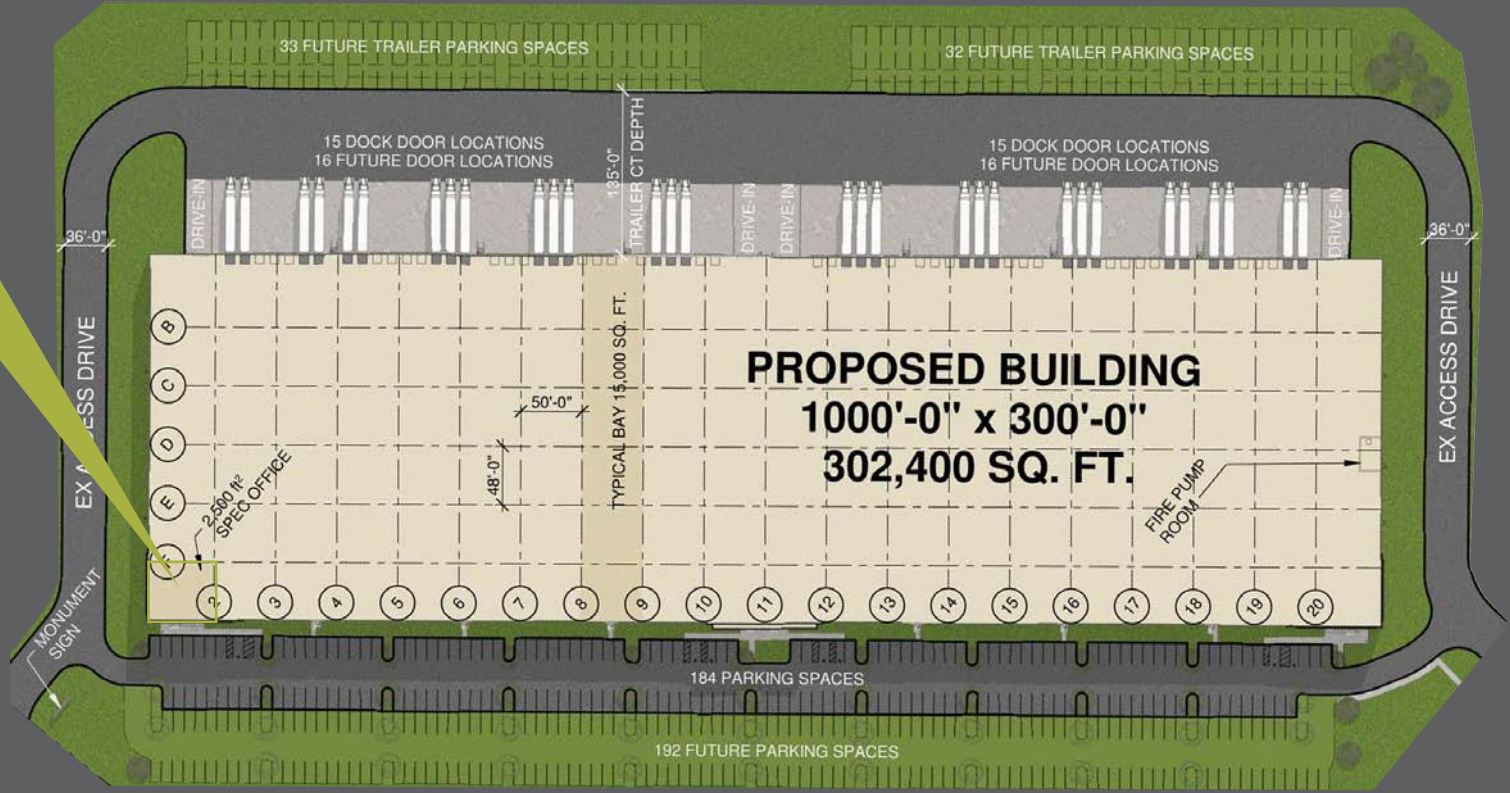
**± 302,400 SF AVAILABLE**  
DIVISIBLE TO ± 100,000 SF



# 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  
4 - 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

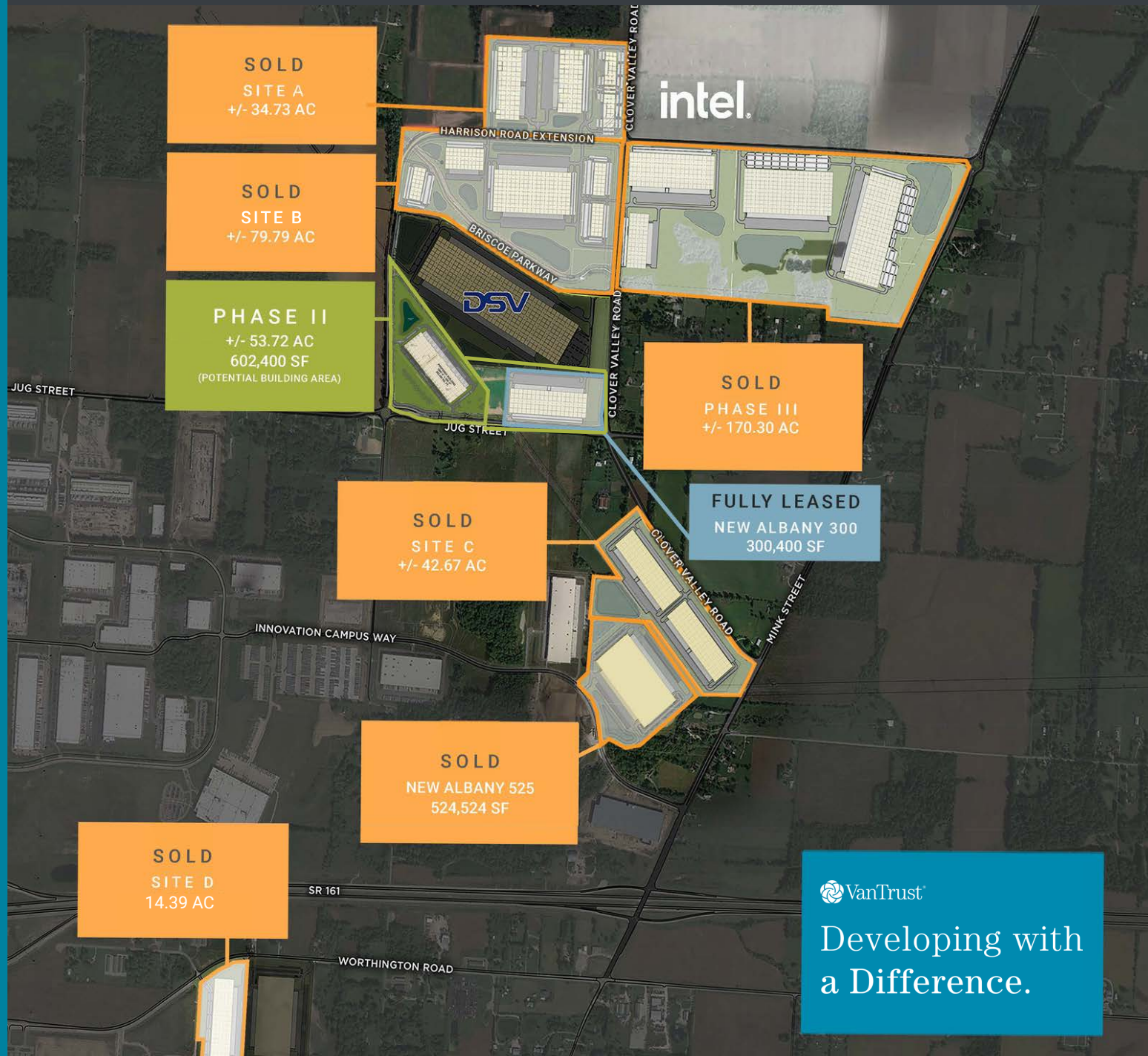
2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031



# 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.



Developing with  
a Difference.

# AREA OVERVIEW



62



NA 302



BEACH RD NW

HARRISON RD NW

JUG STREET



kdc/one

hims

Abercrombie & Fitch



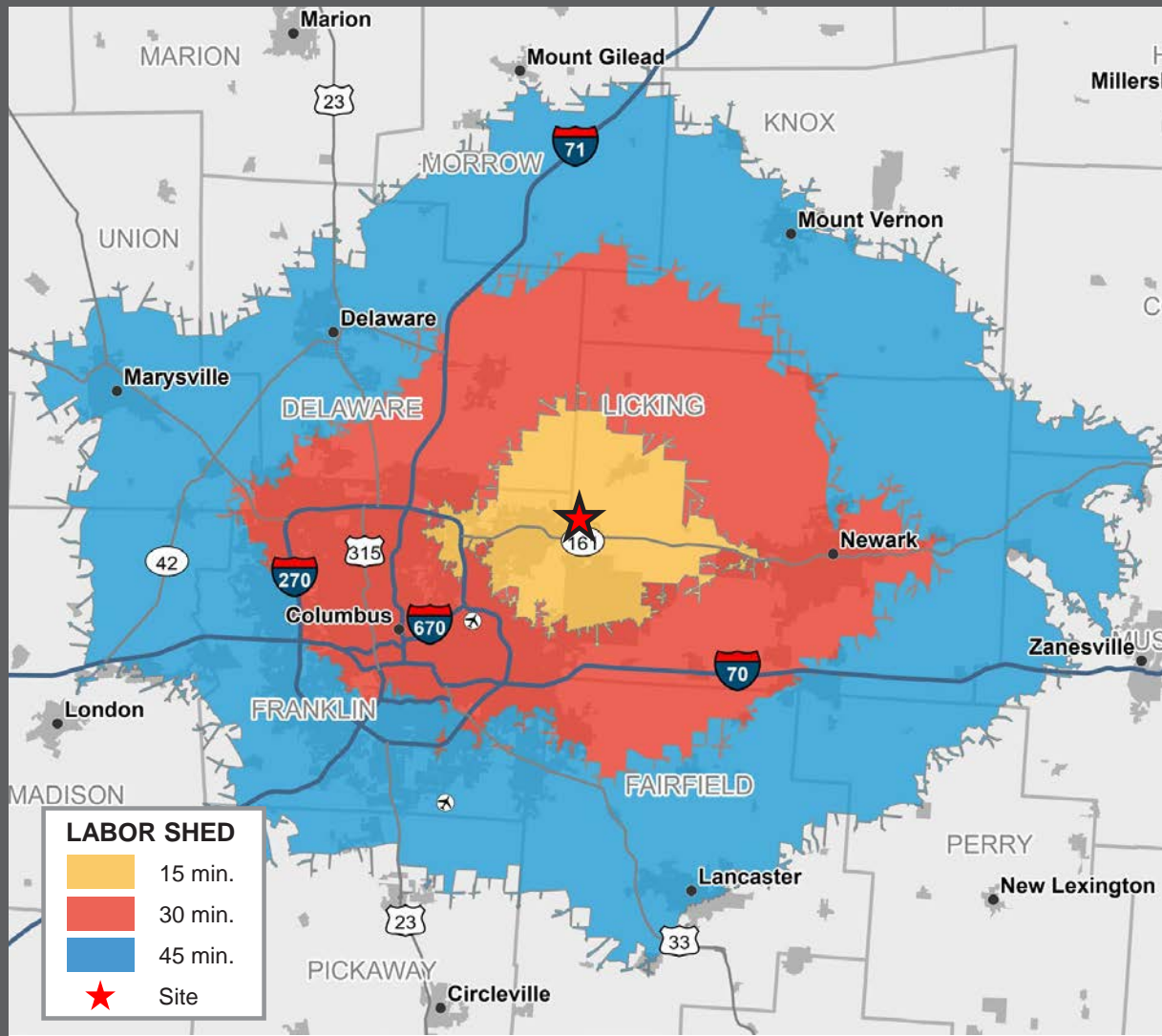
161

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

NA 302 NEW ALBANY

# AREA ACCESS

2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031



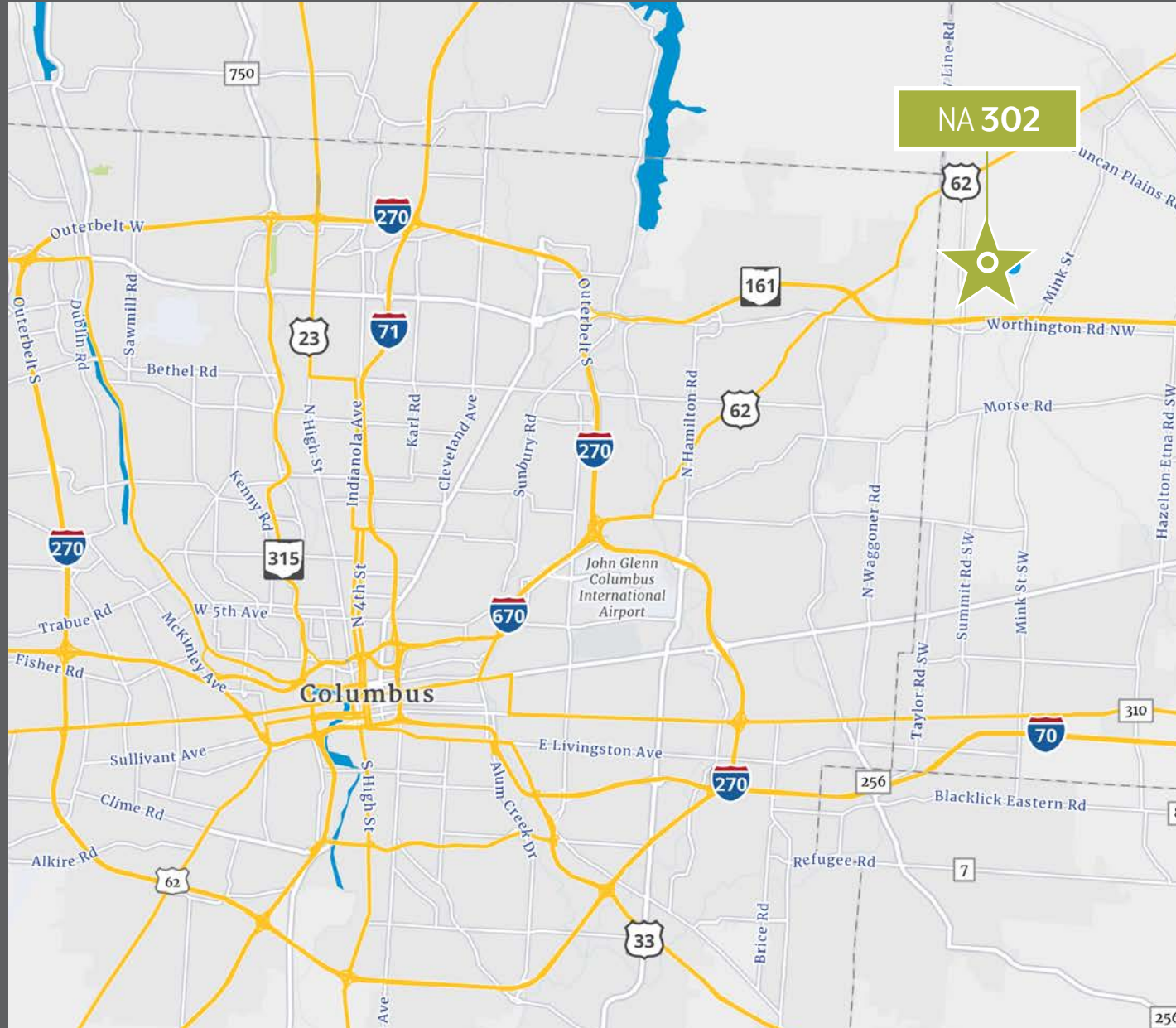
ACCESS TO US 161  
6 MINS / 3.6 MILES



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



NA 302 NEW ALBANY

# CONTACT

2700 HARRISON ROAD N, NEW ALBANY, OHIO 43031



**Michael Linder, SIOR**  
Vice Chair  
[michael.linder@colliers.com](mailto:michael.linder@colliers.com)  
614.410.5628

**Jonathan Schuen, SIOR**  
Vice Chair  
[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)  
614.437.4495

**Anna Brown**  
Director, Development  
[anna.brown@vantrustre.com](mailto:anna.brown@vantrustre.com)  
614.745.0610

