

**AVAILABLE  
AUGUST 2026**

9000 Smiths Mill Road, New Albany



**NEW ALBANY'S ADAPTABLE  
INDUSTRIAL ASSET**

200,000± SF TO 417,049± SF CLASS A INDUSTRIAL BUILDING



# WELCOME TO 9000 SMITHS MILL ROAD

This industrial facility stands as a prime example of versatile real estate in New Albany's rapidly expanding business landscape. The property's flexible design accommodates a diverse range of industrial uses, from manufacturing and distribution to research and development operations, allowing businesses to configure the space to meet their specific operational needs.

As New Albany continues to attract forward-thinking companies seeking strategic locations with excellent infrastructure and connectivity, this adaptable facility positions tenants to scale and pivot their operations seamlessly within one of Ohio's most dynamic growth markets. The building's inherent flexibility ensures that businesses can evolve their use of the space as market demands change, making it an ideal long-term investment in a community that values innovation and economic diversification.

## IDEAL USES



Advanced manufacturing



Life sciences



Data Center



Tech/R&D



Distribution

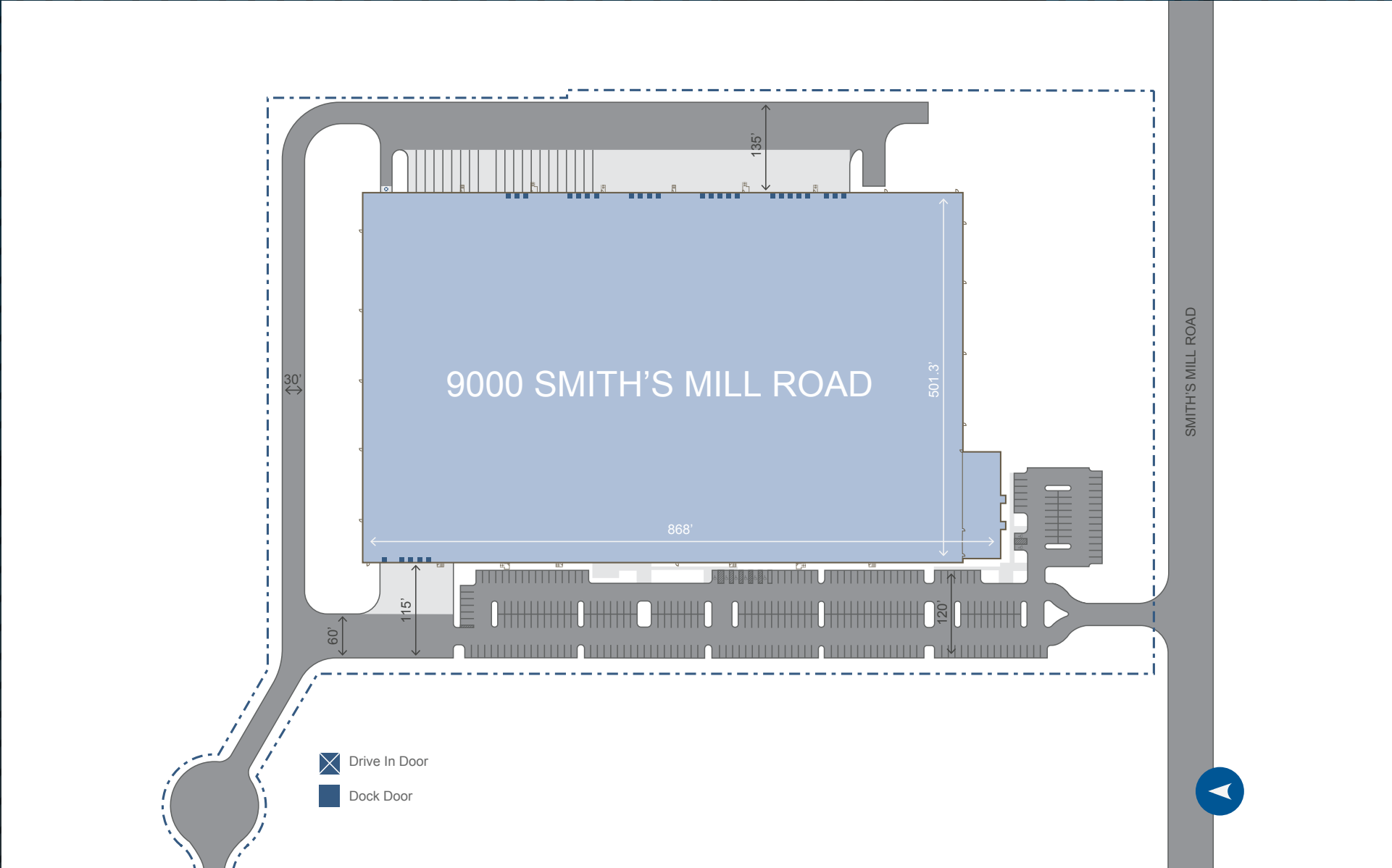


# SPECIFICATIONS

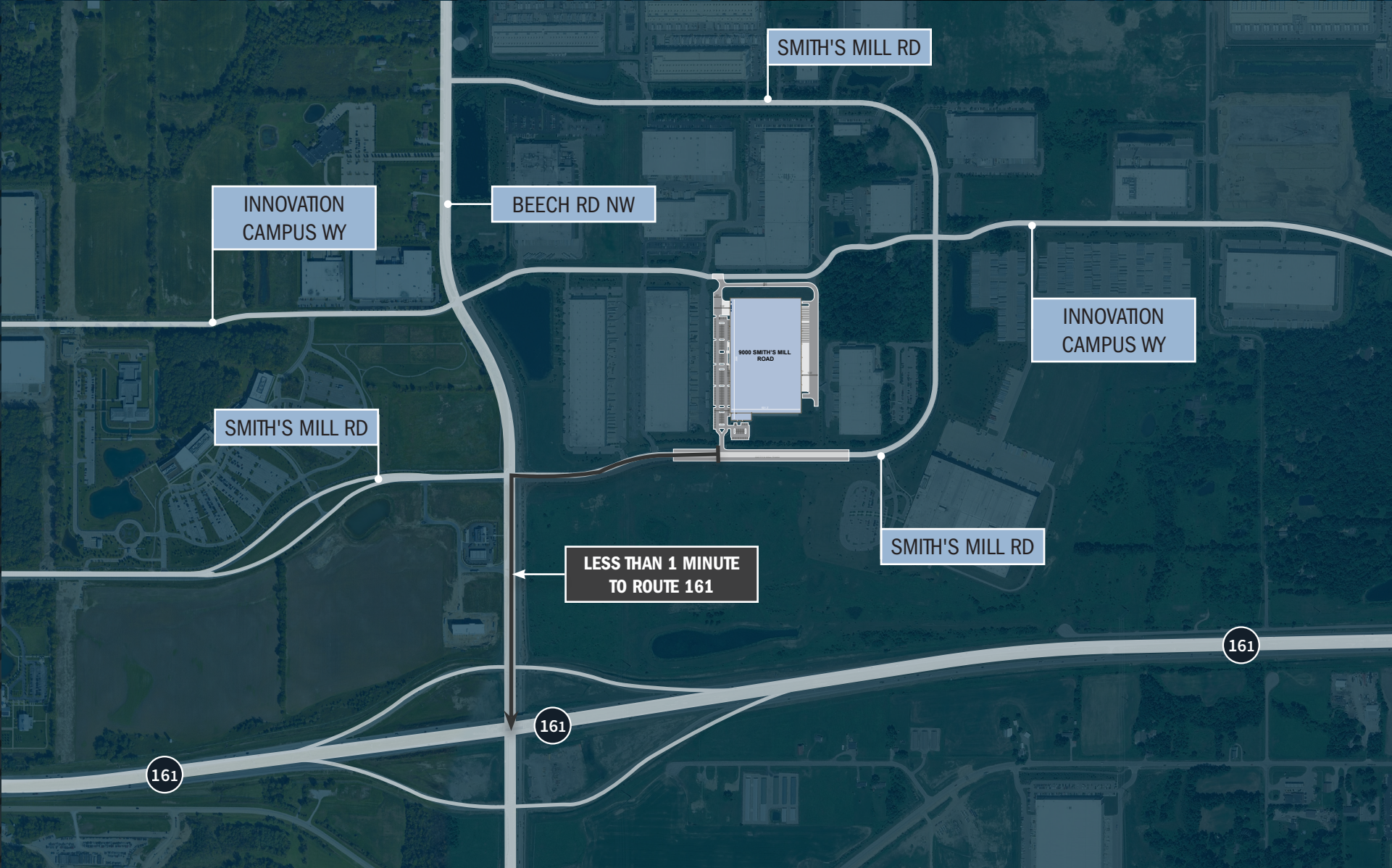
<b>Address</b>	9000 Smith's Mill Road, New Albany, OH 43054
<b>Square Footage</b>	200,000 SF to 417,049 SF
<b>Total Office SF</b>	7,246 SF
<b>Construction</b>	Precast Concrete
<b>Roof Type</b>	.045 White TPO
<b>Fire Protection</b>	ESFR
<b>Interior Lighting</b>	T-5
<b>Construction Year</b>	2011
<b>Clear Height</b>	32'
<b>Column Spacing</b>	50' x 48'
<b>Dock Doors</b>	29 (expandable)
<b>Drive-in Doors</b>	1
<b>Max Building Depth</b>	501'
<b>Truck Court Depth</b>	115' - 135'
<b>Car Parking</b>	307
<b>Trailer Parking</b>	22
<b>Power</b>	4000 amps



# SITE PLAN

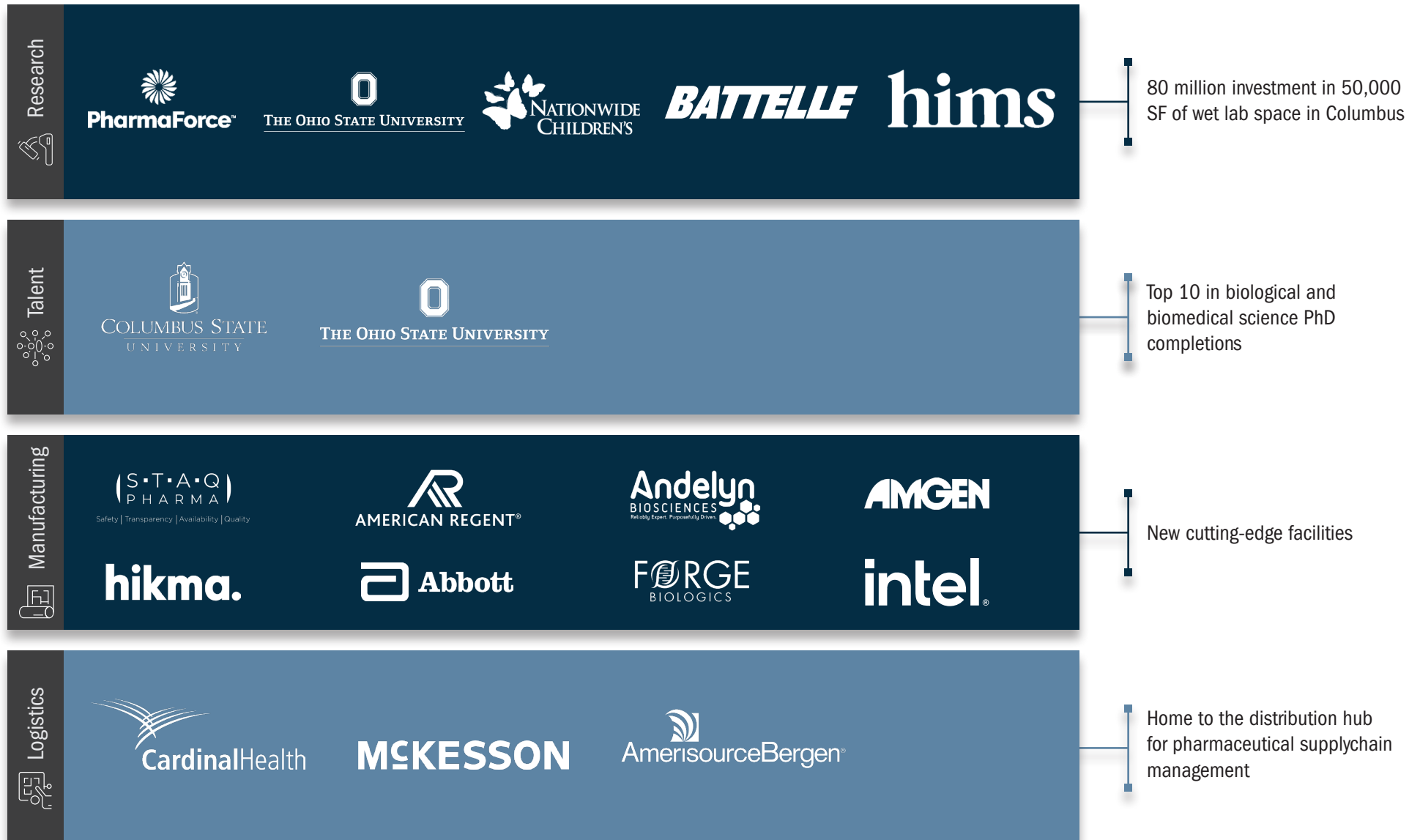


# SITE PLAN



# A DIVERSE LANDSCAPE

Dozens of other top companies and institutions have chosen to innovate and expand in Columbus in life science logistics, research, manufacturing and more.





# BETTER ACCESS TO THE US THAN ANY OTHER MAJOR METRO CITY

New Albany provides better access to the U.S. market than any other major metro city. 60% of the U.S. population, 50% of the Canadian population, and 46% of the U.S. Manufacturing capacity is all within 600 miles of New Albany.

## DEMOGRAPHICS LOCATED IN THE REGION'S

**#2**  
MOST EDUCATED COMMUNITY  
- Columbus Business First

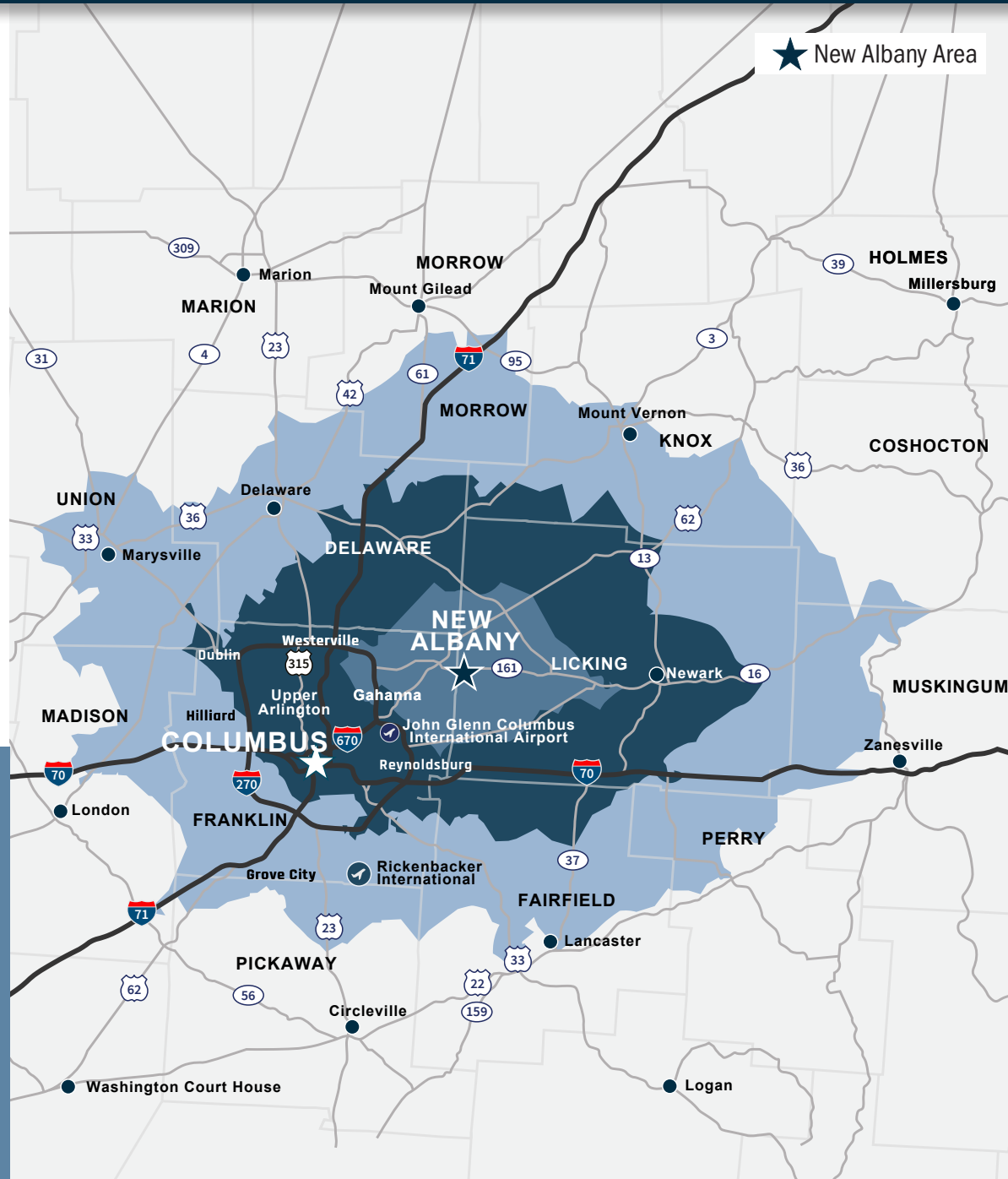
**1.4M**  
POPULATION  
Within a 30-minute Drive

**12,267**  
TOTAL EMPLOYEES

**454**  
TOTAL BUSINESSES

**3,412**  
HOUSEHOLDS

**\$166,580**  
MEDIAN HOUSEHOLD INCOME



	15 minutes	30 minutes	45 minutes
Population	187,023	1,312,931	1,897,103
Employed population	107,151	713,513	1,013,647
Transportation/moving	5,258	36,320	58,077



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