

Innovation<sup>2</sup>

**1001 INNOVATION WAY, MARYSVILLE, OH, 43040**

## **102,375 SF INDUSTRIAL FOR LEASE**

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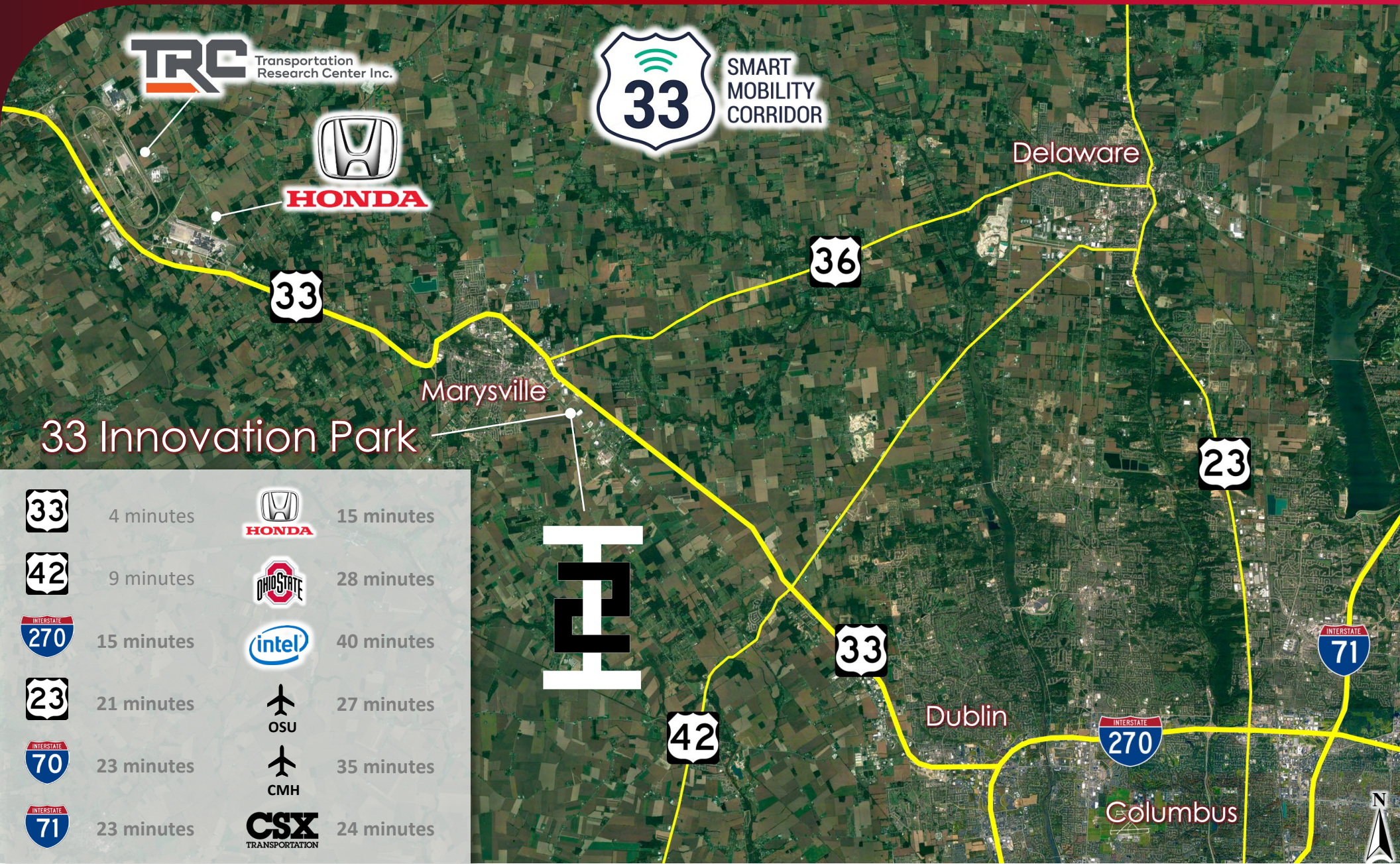
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# 33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO





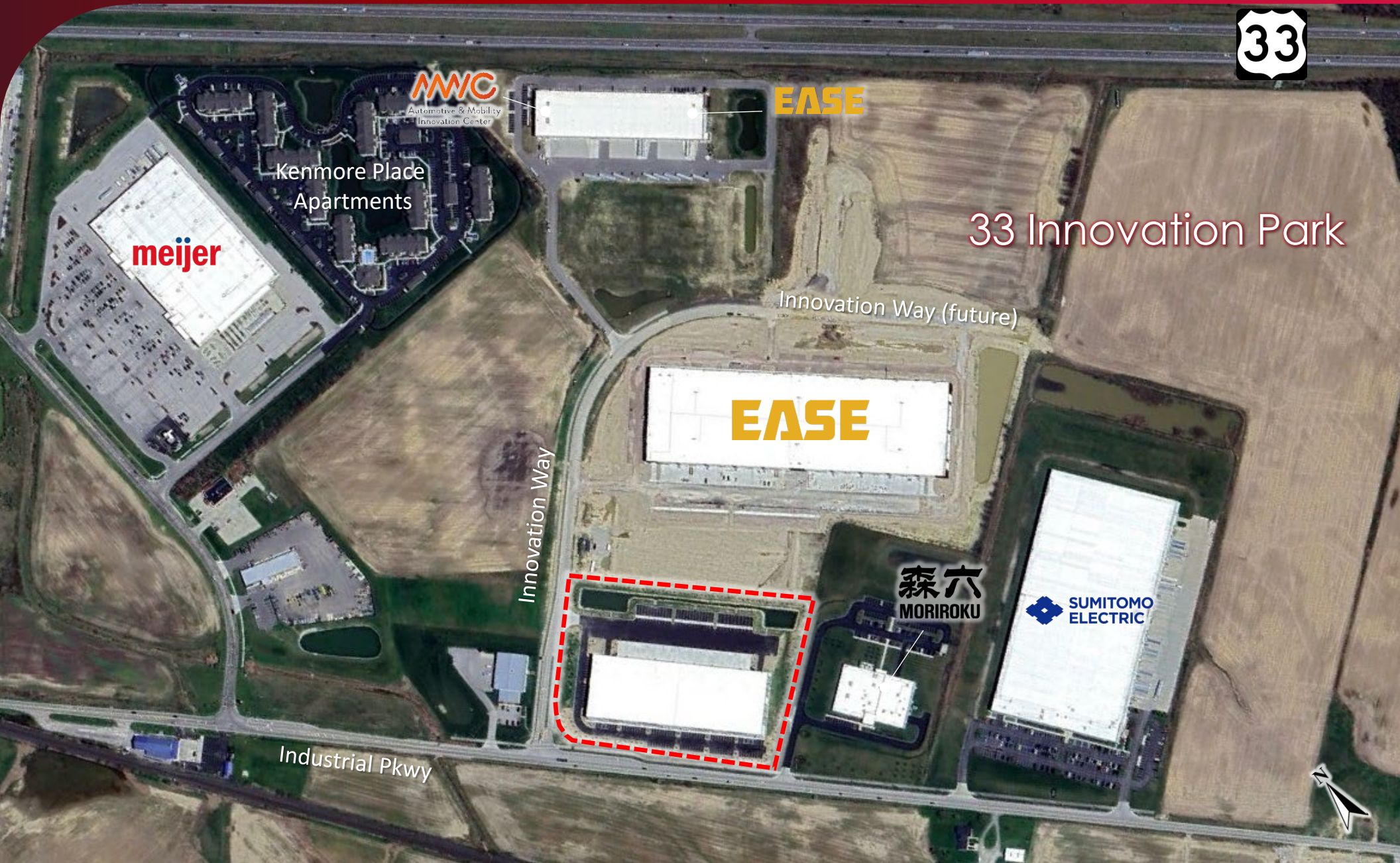
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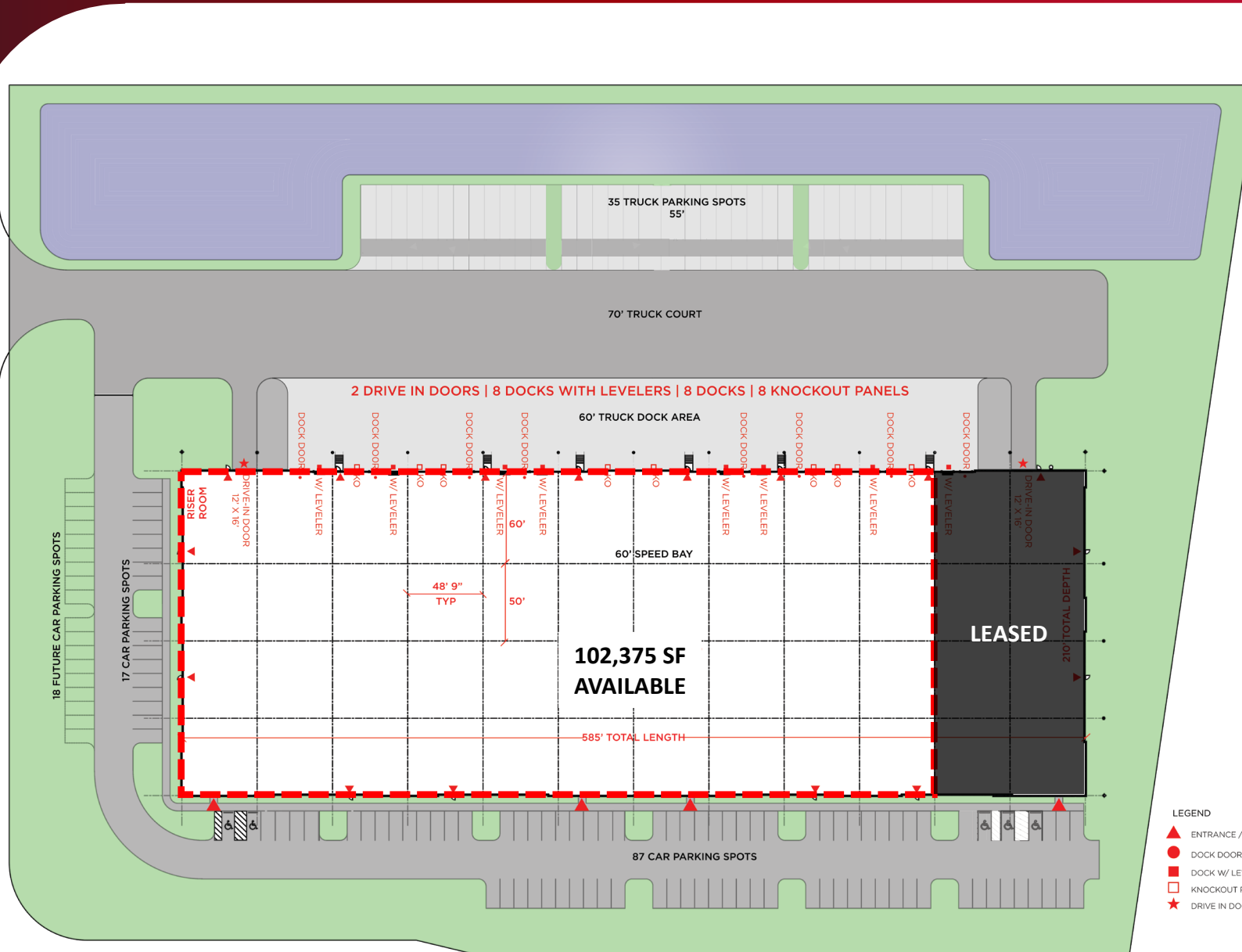


33 Innovation Park



# 102,375 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO



122,850 SF



16 Dock Doors



104 Auto Spaces



28' Clear Height



48' 9" X 50' Columns



210' Building Depth



9.83 Acres

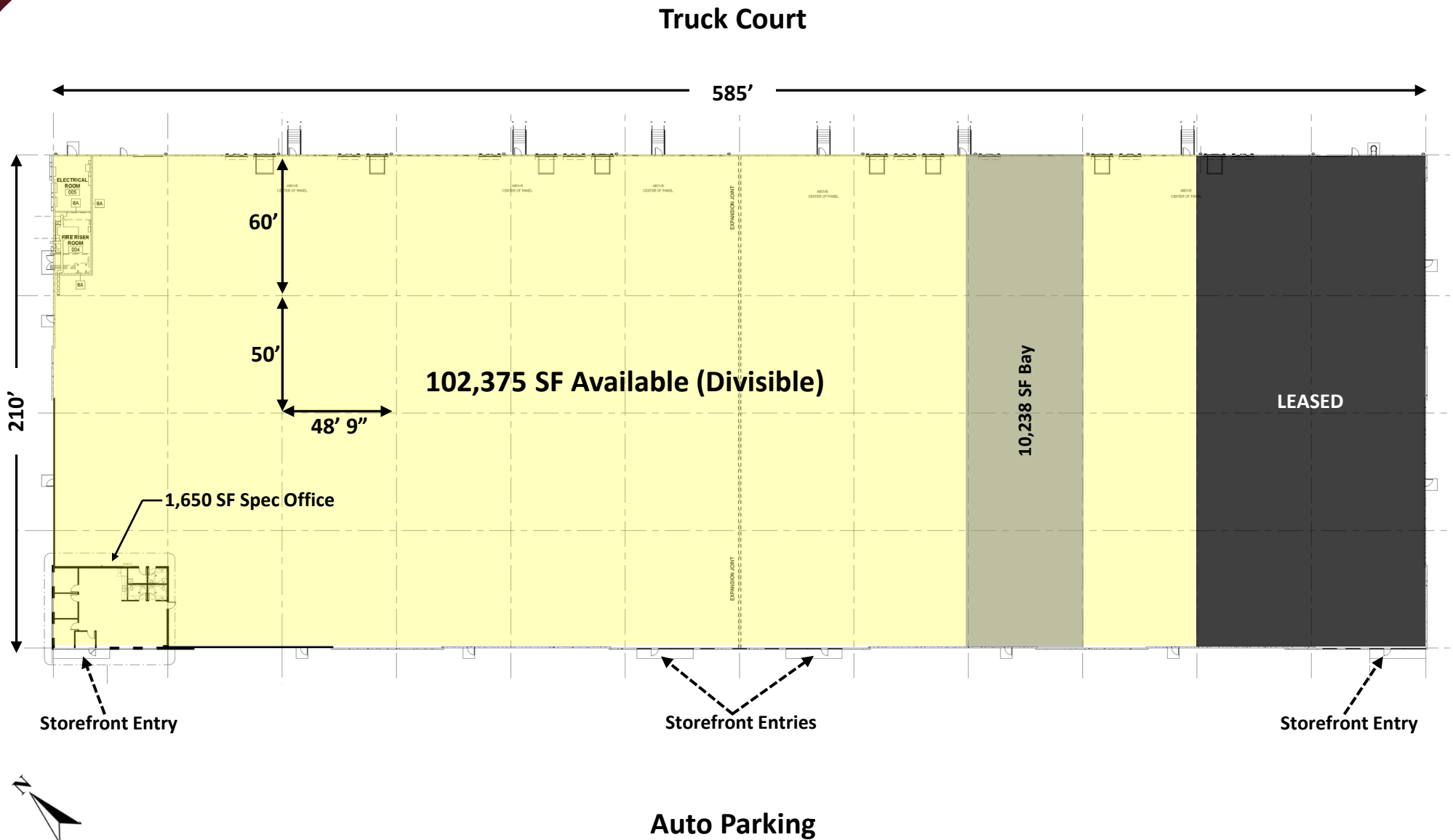
#### LEGEND

- ▲ ENTRANCE / EXIT
- DOCK DOOR
- DOCK W/ LEVELER
- KNOCKOUT PANEL
- ★ DRIVE IN DOOR



# 102,375 SF INDUSTRIAL FOR LEASE

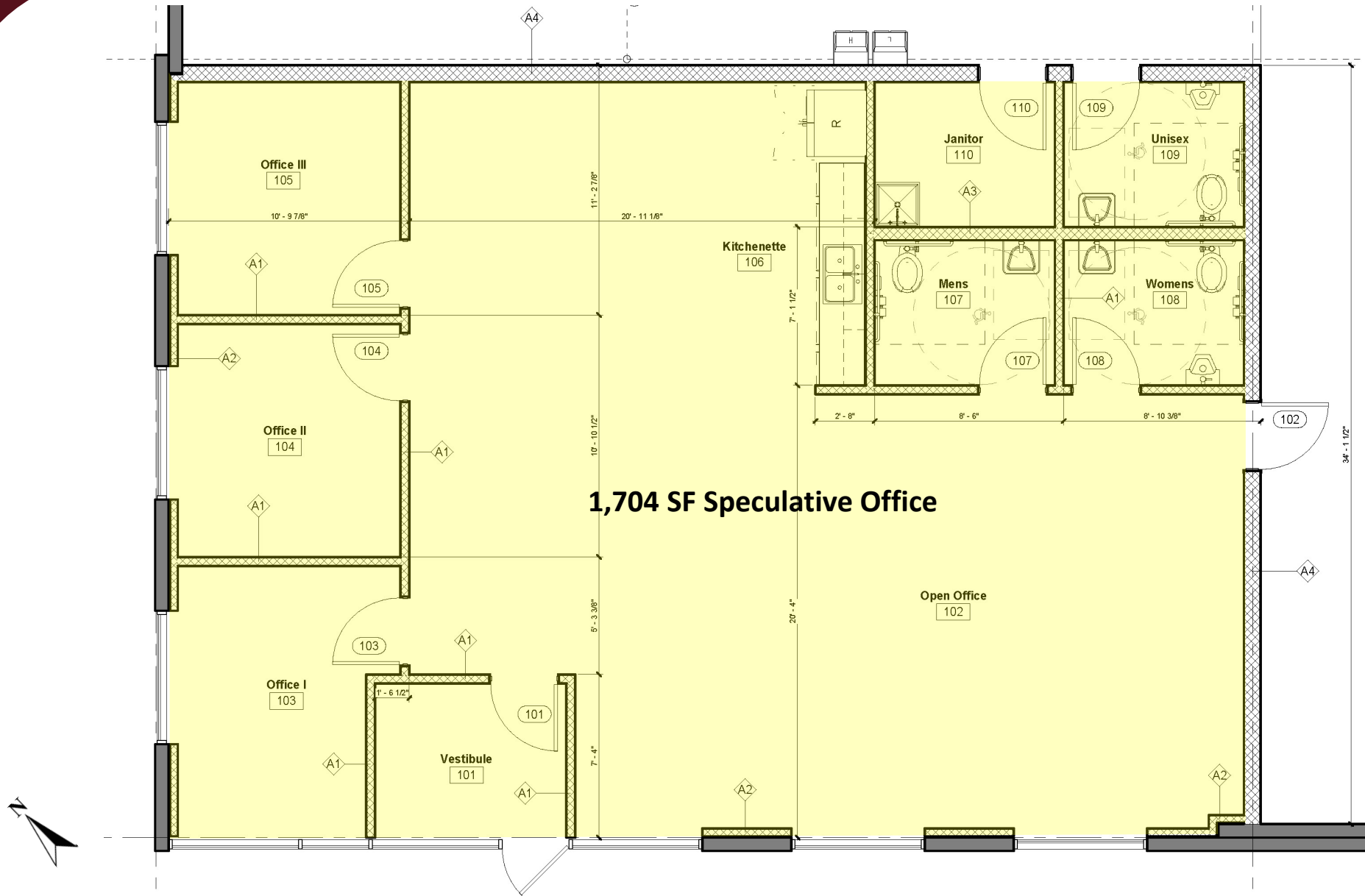
1001 INNOVATION WAY, MARYSVILLE, OHIO





# 102,375 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO





# PROJECT SPECIFICATIONS

1001 INNOVATION WAY, MARYSVILLE, OHIO

<b>Municipality</b>	City of Marysville, OH
<b>Total Building</b>	122,850 SF
<b>Building Dimensions</b>	210' deep X 585'
<b>Office Improvements</b>	1,704 SF spec office
<b>Site Size</b>	9.83 acres
<b>Divisible Minimum</b>	30,714± SF
<b>Zoning</b>	M/I - Manufacturing / Innovation District
<b>Exterior Walls</b>	Concrete panel, aluminum framed windows
<b>Column Spacing</b>	48' 9" wide X 50' deep
<b>Dock Wall Column Space</b>	60' deep
<b>Bay Size</b>	10,238± SF Lane (48' 9" X 210')
<b>Roof</b>	45 mil TPO Roof System with metal roof deck
<b>Roof Drainage</b>	Exterior roof drains
<b>Floor</b>	7" non-reinforced concrete slab on grade
<b>Ceiling Height</b>	28' minimum at first interior column from dock wall
<b>Warehouse Lighting</b>	LED with motion sensors
<b>Heating</b>	Direct gas fired MUA units
<b>Fire Suppression</b>	ESFR
<b>Loading Configuration</b>	Single Load (Rear)
<b>Truck Court</b>	130' depth / 60' concrete pad
<b>Dock Doors</b>	(16) 9' wide X 10' high
<b>Additional Dock Doors</b>	Knock out panels for additional 8 dock doors

<b>Dock Equipment</b>	35,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet	
<b>Drive In Doors</b>	(2) 12'w X 16'h / vision window / electric openers	
<b>Auto Parking Building Total</b>	104 spaces (5 ADA accessible) + 18 future	
<b>Trailer Parking</b>	35 spaces	
<b>Water / Sanitary / Storm Sewer</b>	City of Marysville	
<b>Electric Service</b>	277/480V 3 Phase, 1000 AMP panel	
<b>Plumbing</b>	Domestic Water & Fire Loop	
<b>Telecom</b>	Various providers, D Mark location at utility room	
<b>Parcel ID Union County</b>	2900230580030	
<b>Signage Potential</b>	Building / Monument / Suite	
<b>Airport Access</b>	Union County Airport (MRT)	1.1 Miles
	Ohio State University Airport (OSU)	21.2 Miles
	John Glenn Intl (CMH)	36.7 Miles
	Rickenbacker Intl (LCK)	42.1 Miles
<b>Logistical Access</b>	US 33 via Scottslawn Rd	
	2.3 Miles to US 33	
	14.5 Miles to I-270 Columbus Outerbelt	
	23.5 Miles to I-70 West Side via I-270	
	23.9 Miles to I-71 North Side via I-270	
<b>Corporate Neighbors</b>	Moriroku, Sumitomo EWS, Parker, Scotts Miracle Gro,	
	Continental, International Paper, Nissin, EASE, AMIC	

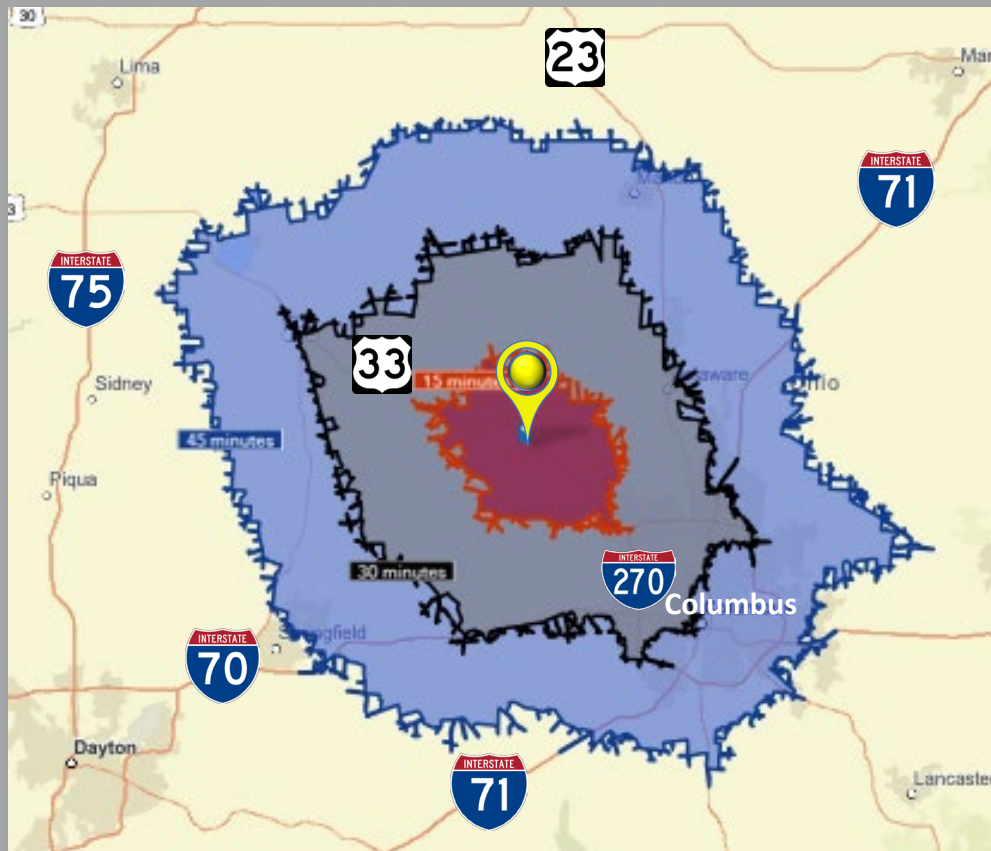


# LABOR & DEMOGRAPHICS

1001 INNOVATION WAY, MARYSVILLE, OHIO

## 45,000+

TRANSPORTATION AND PRODUCTION RELATED  
WORKERS WITHIN 30 MINUTES



### Within 15 Minutes



**55,810**  
Population



**25,396**  
Employed



**733**  
Transportation &  
Warehousing Workers



**3,370**  
Production  
Workers

### Within 30 Minutes



**776,100**  
Population



**407,292**  
Employed



**11,430**  
Transportation &  
Warehousing Workers



**33,915**  
Production  
Workers

### Within 45 Minutes



**1,815,136**  
Population



**967,493**  
Employed



**29,138**  
Transportation &  
Warehousing Workers



**67,763**  
Production  
Workers



# BETA DISTRICT & 33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO



Where the future is tested in the Columbus Region

## WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration — you'll find it here.

### THE BETA DISTRICT IS IDEAL FOR



AG-TECH



ADVANCED AIR  
MOBILITY



TRANSPORTATION



TECHNOLOGY



SMART CITIES



HEALTHCARE



LOGISTICS &  
DISTRIBUTION



INSURANCE



FINANCE



AUTOMOTIVE  
MANUFACTURING

## WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

The Beta District is home to thousands of companies, one of the world's largest research universities, globally recognized names in R&D, and award-winning technology companies.

## WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.

Along the corridor lies rapidly growing, top-rated, and internationally-recognized suburban and exurban communities. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.

- 35-miles of freeway traveled by 56,000+ vehicles per day from vehicles
- Testing in all four weather seasons
- Testing in rural, exurban, suburban, and urban land-use scenarios
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Three data centers in Dublin

**A REGION THAT  
GIVES YOU A COMPETITIVE ADVANTAGE**





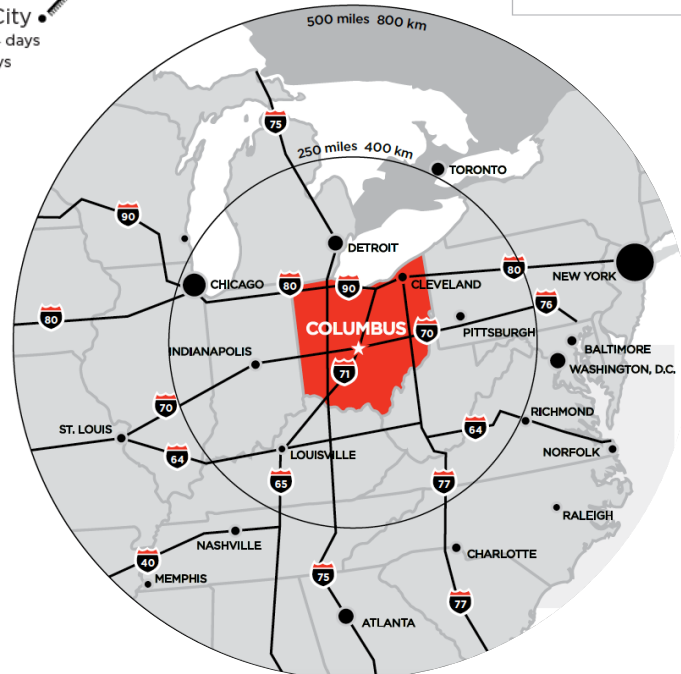
# MARKET ACCESS

1001 INNOVATION WAY, MARYSVILLE, OHIO



## 1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters



## Population



2,599,353

50 Mile Radius



33,729,958

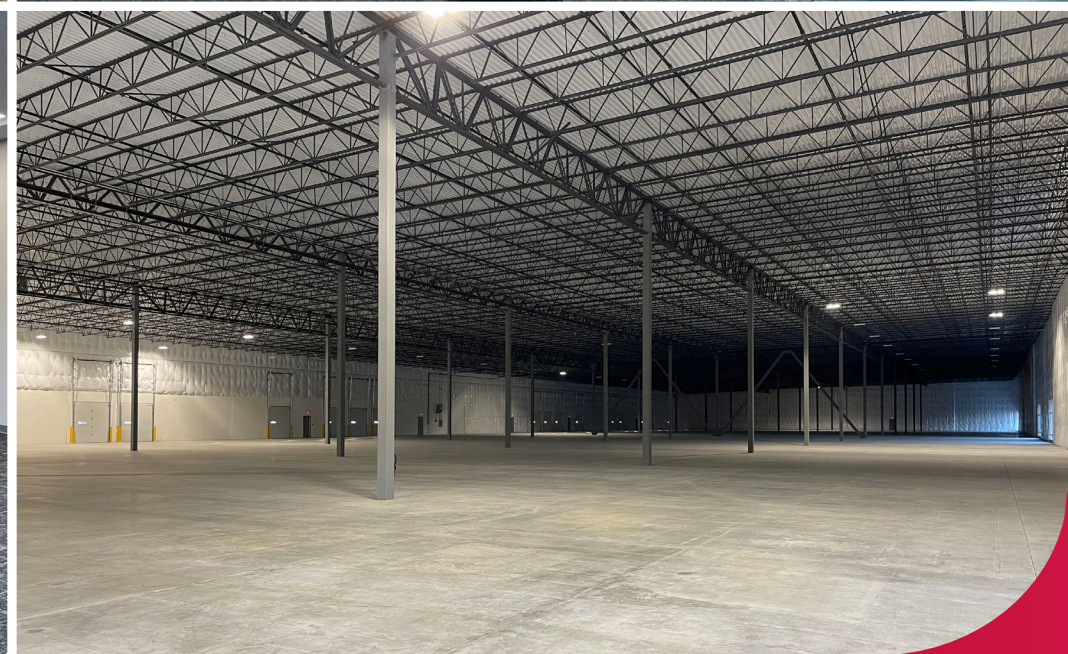
250 Mile Radius



138,988,255

500 Mile Radius





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