



1001 INNOVATION WAY, MARYSVILLE, OH, 43040

102,375 SF INDUSTRIAL FOR LEASE

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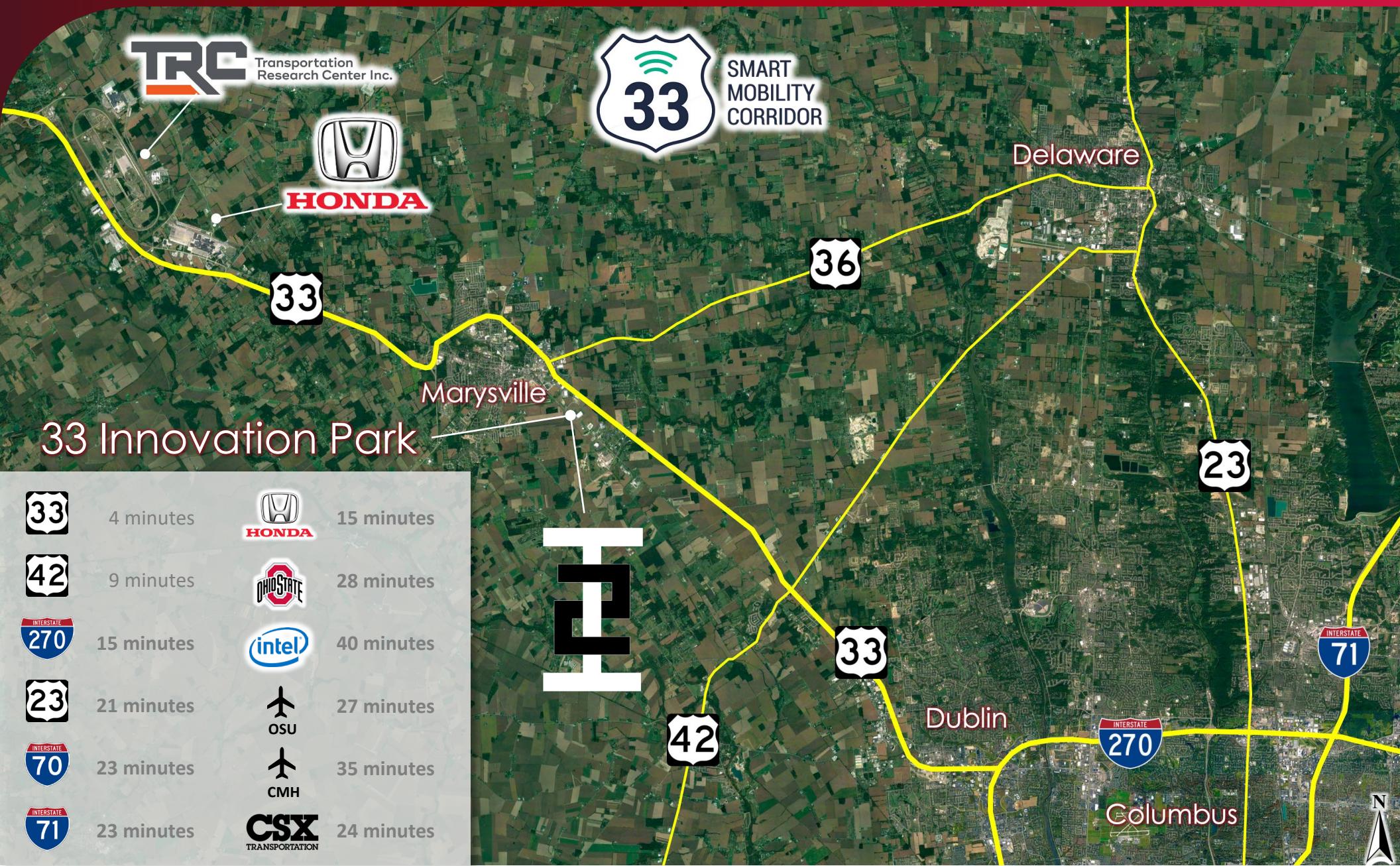
HARDY
WORLD
LLC



33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO

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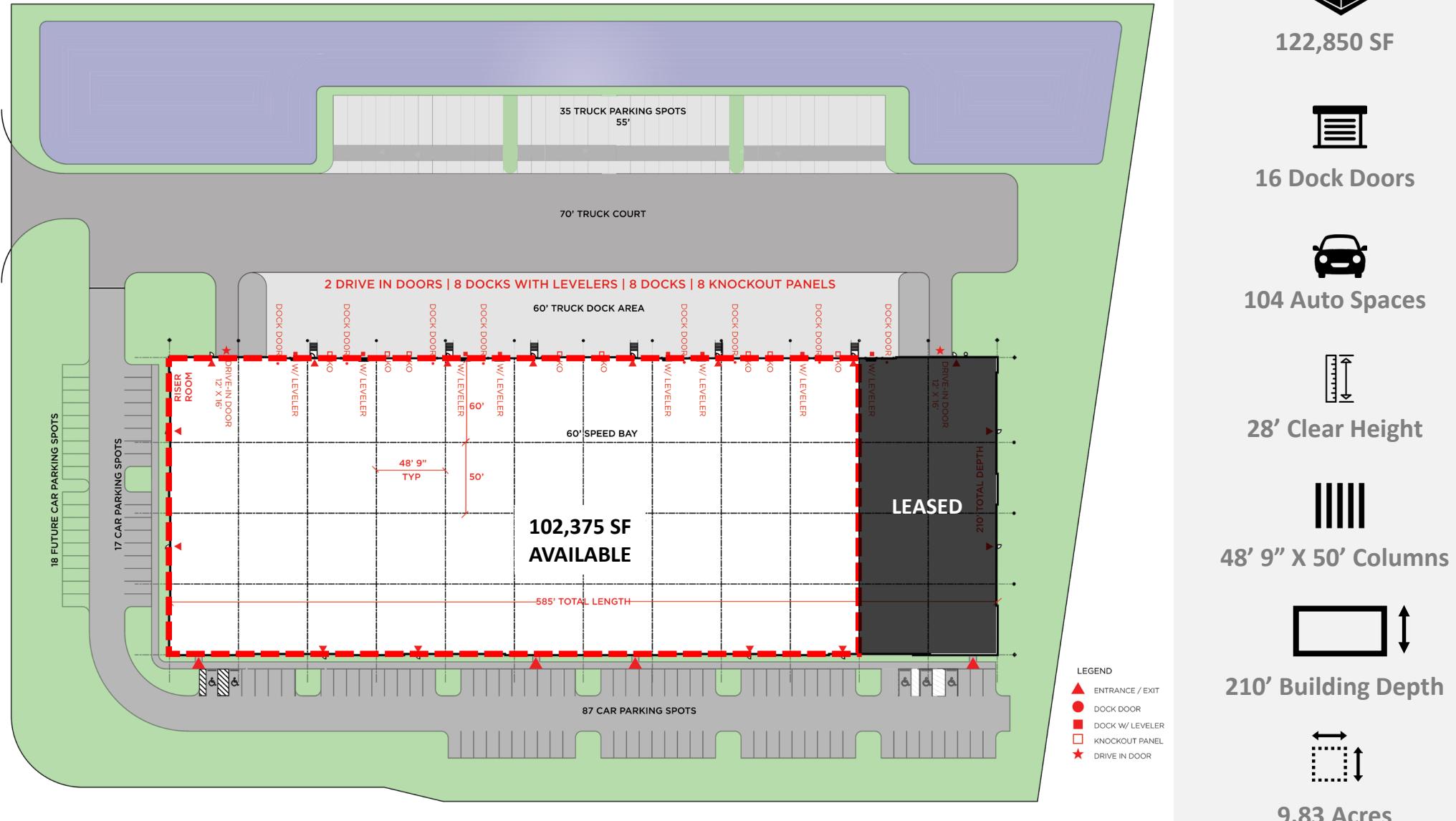
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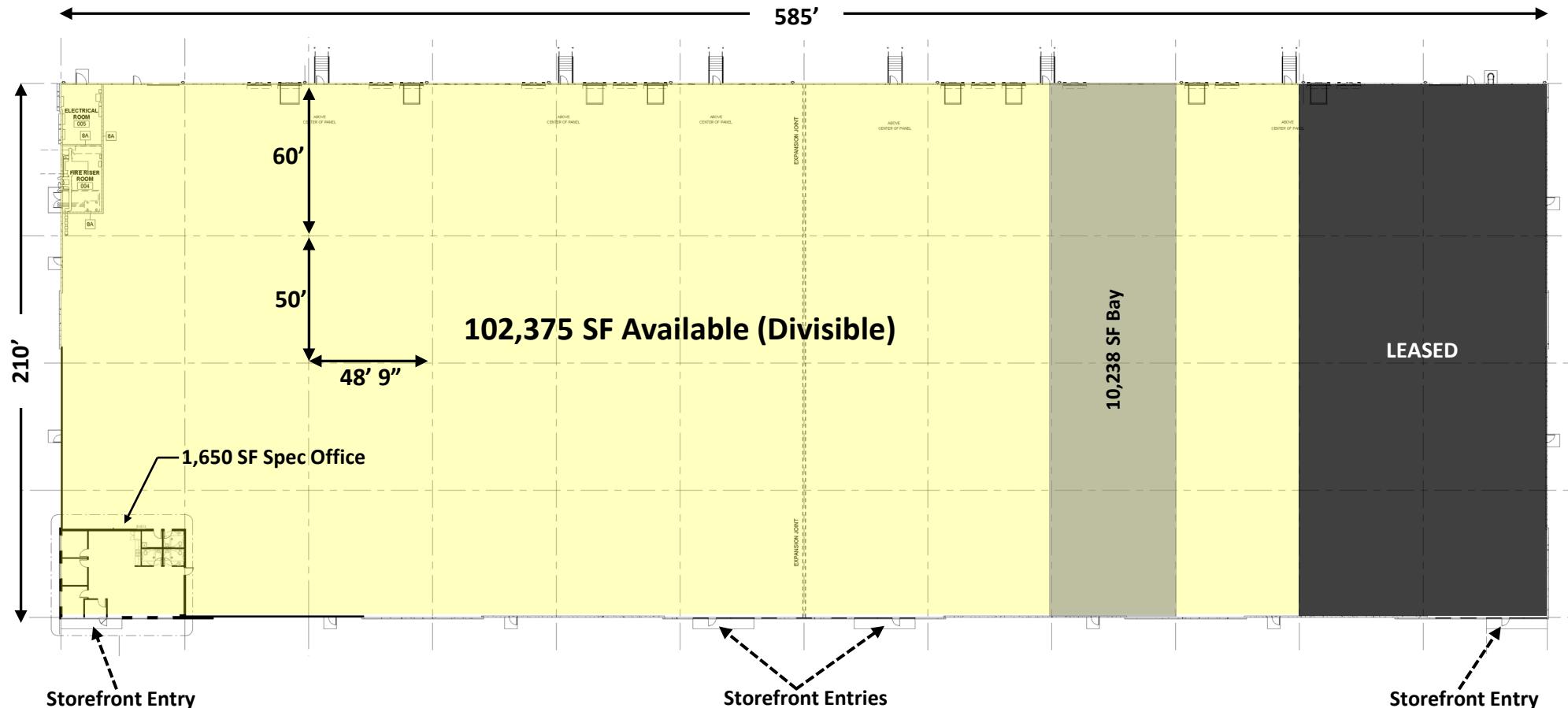


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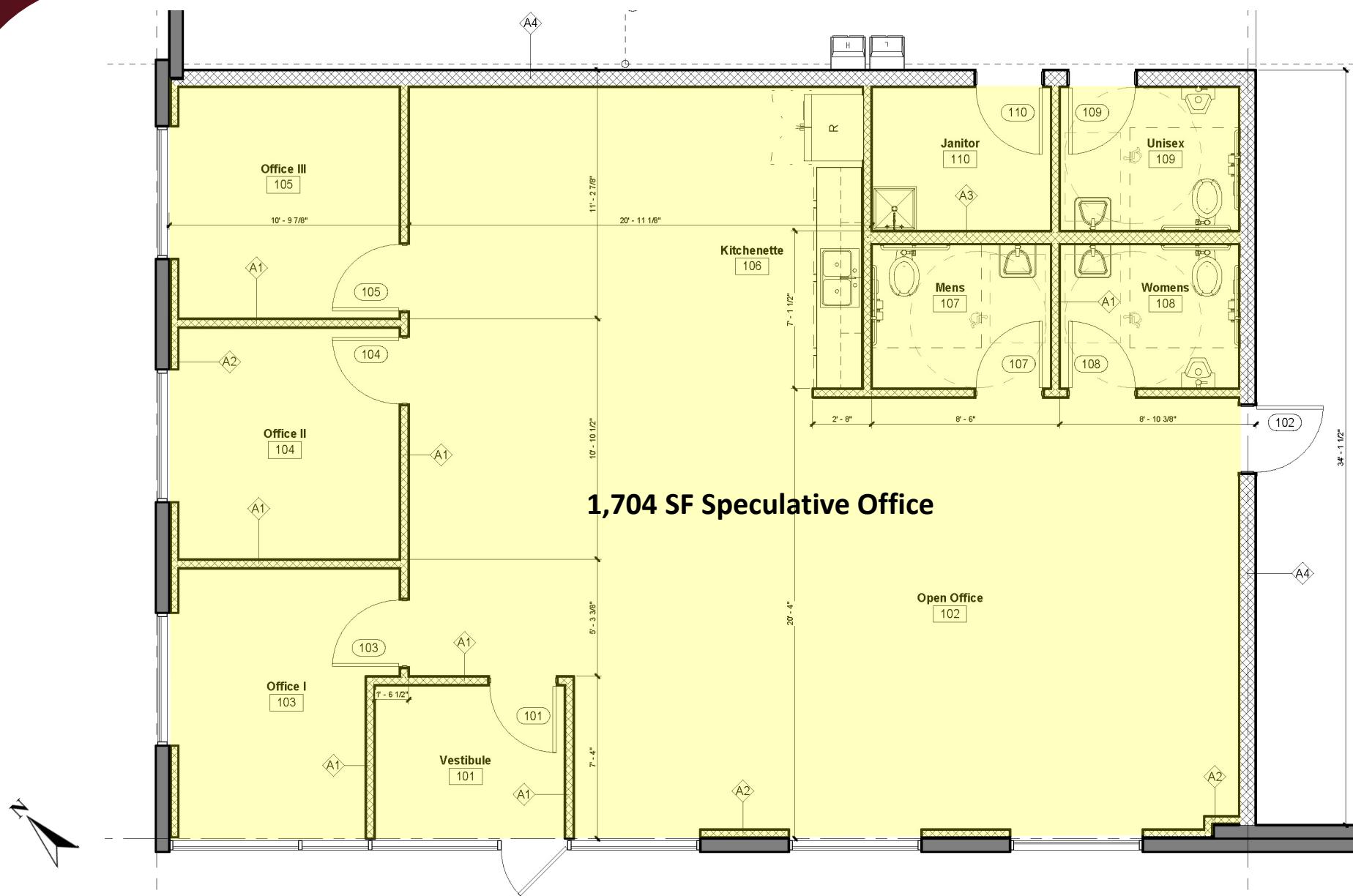
Truck Court



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PROJECT SPECIFICATIONS

1001 INNOVATION WAY, MARYSVILLE, OHIO



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

Dock Equipment	35,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet	
Drive In Doors	(2) 12'w X 16'h / vision window / electric openers	
Auto Parking Building Total	104 spaces (5 ADA accessible) + 18 future	
Trailer Parking	35 spaces	
Water / Sanitary / Storm Sewer	City of Marysville	
Electric Service	277/480V 3 Phase, 1000 AMP panel	
Plumbing	Domestic Water & Fire Loop	
Telecom	Various providers, D Mark location at utility room	
Parcel ID Union County	2900230580030	
Signage Potential	Building / Monument / Suite	
Airport Access	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
Logistical Access	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	
Corporate Neighbors	Moriroku, Sumitomo EWS, Parker, Scotts Miracle Gro, Continental, International Paper, Nissin, EASE, AMIC	

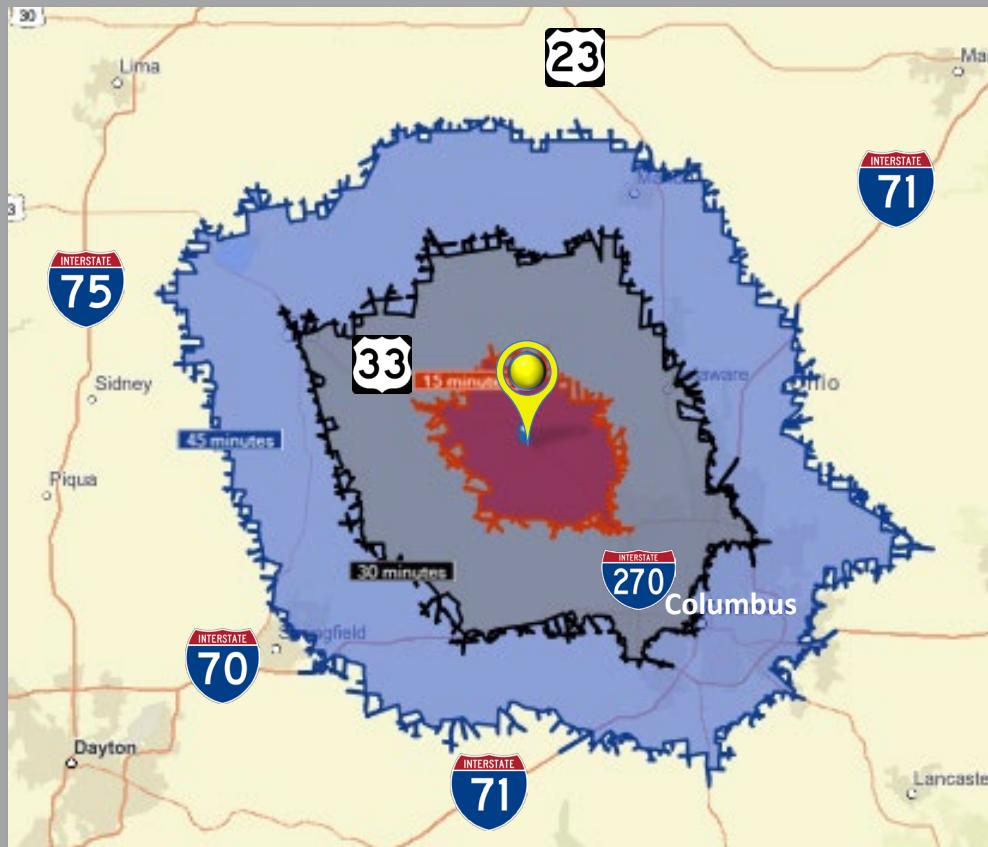
LABOR & DEMOGRAPHICS

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

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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.

Source: The Columbus Region, 2019

- 35-miles of freeway traveled by 56,000+ vehicles per day
- 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



A REGION THAT
GIVES YOU A COMPETITIVE ADVANTAGE



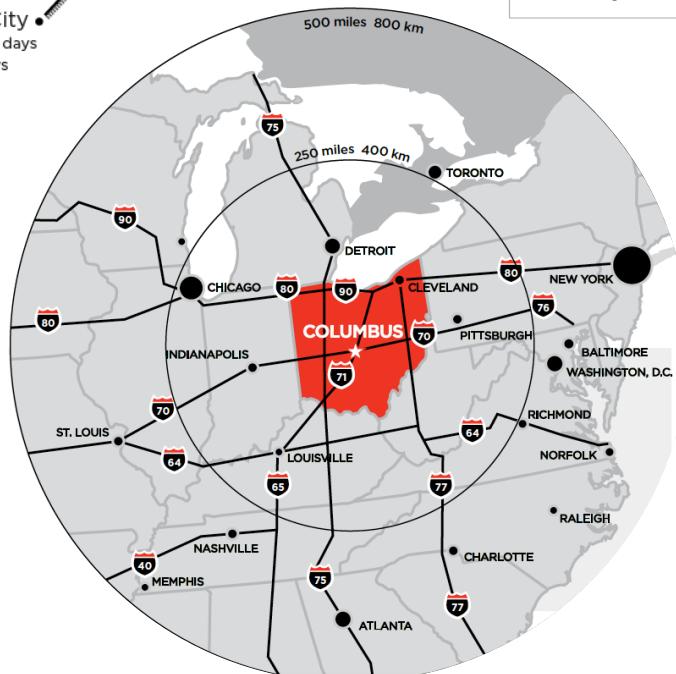
MARKET ACCESS

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



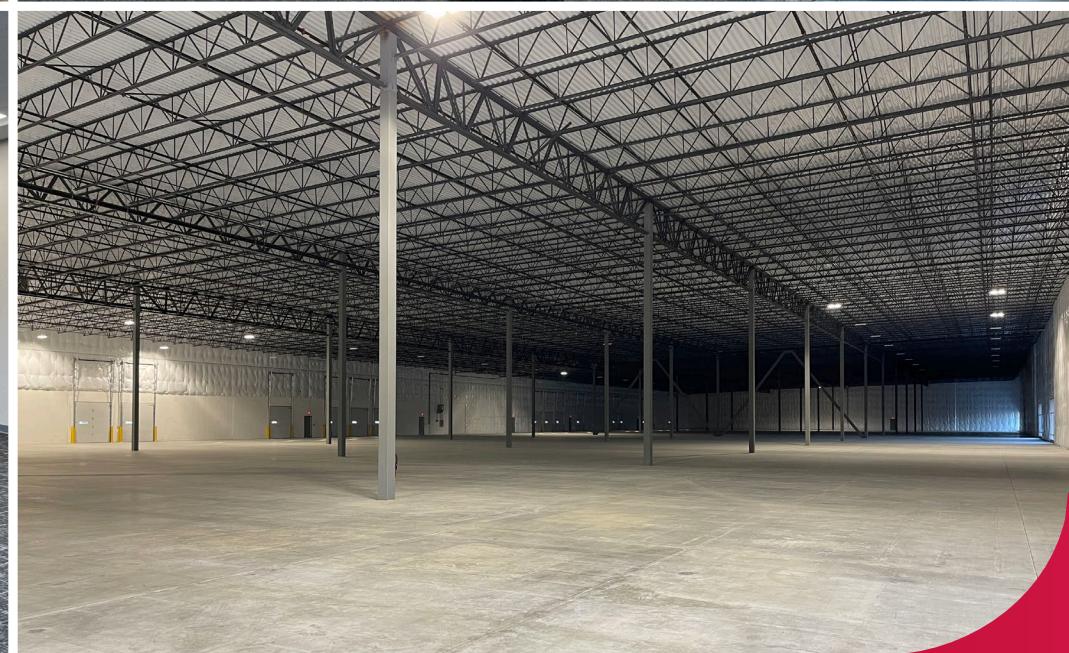
33,729,958

250 Mile Radius



138,988,255

500 Mile Radius



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