

M MERUS

CBRE

LEASED
±223,872 SF

AVAILABLE
±318,865 SF

FOR LEASE
±318,865 SQ. FT AVAILABLE

INDUSTRIAL BUILDING
15-YR 100% TAX ABATEMENT

7915 SMITH'S MILL ROAD,
NEW ALBANY, OH 43054



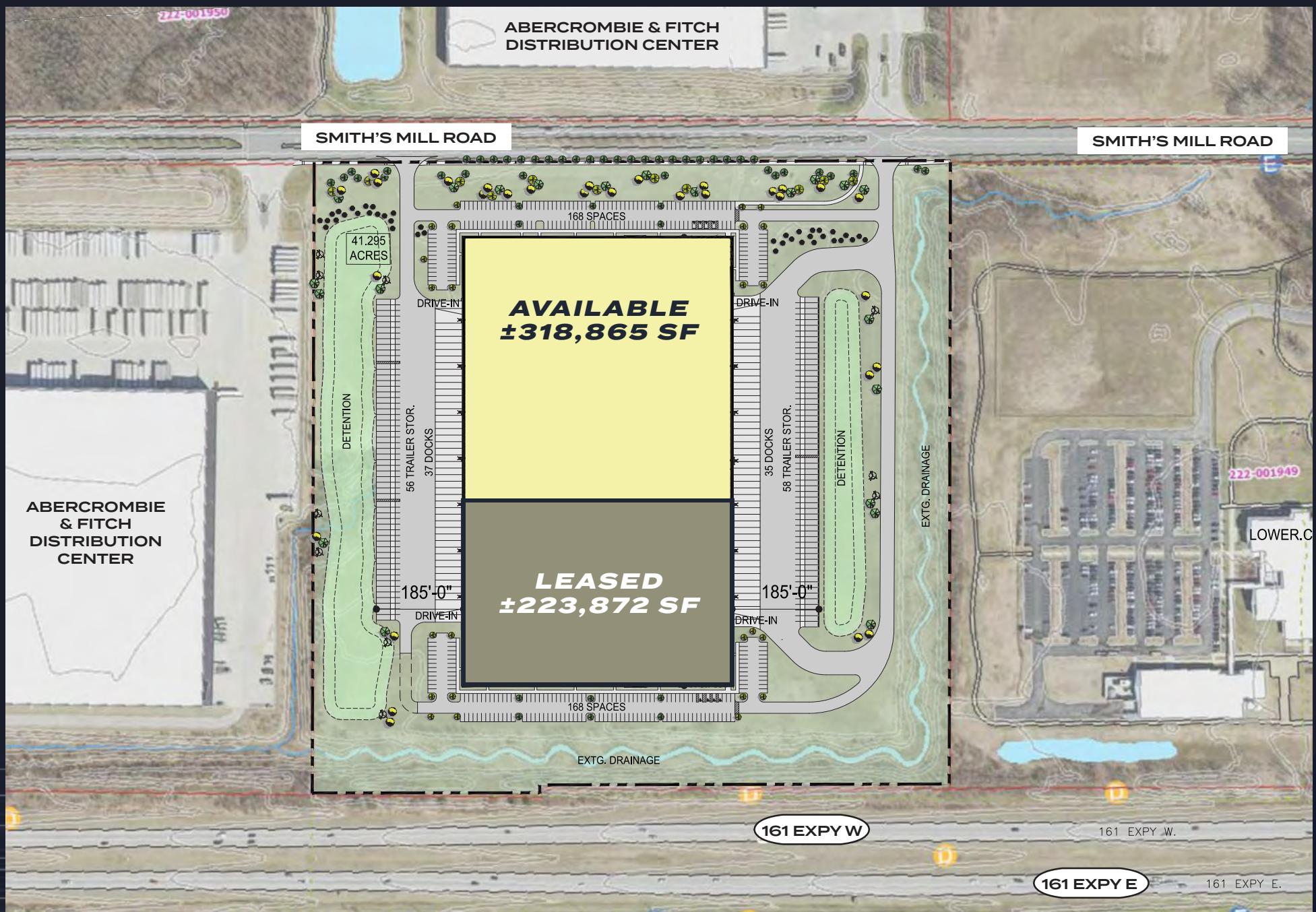
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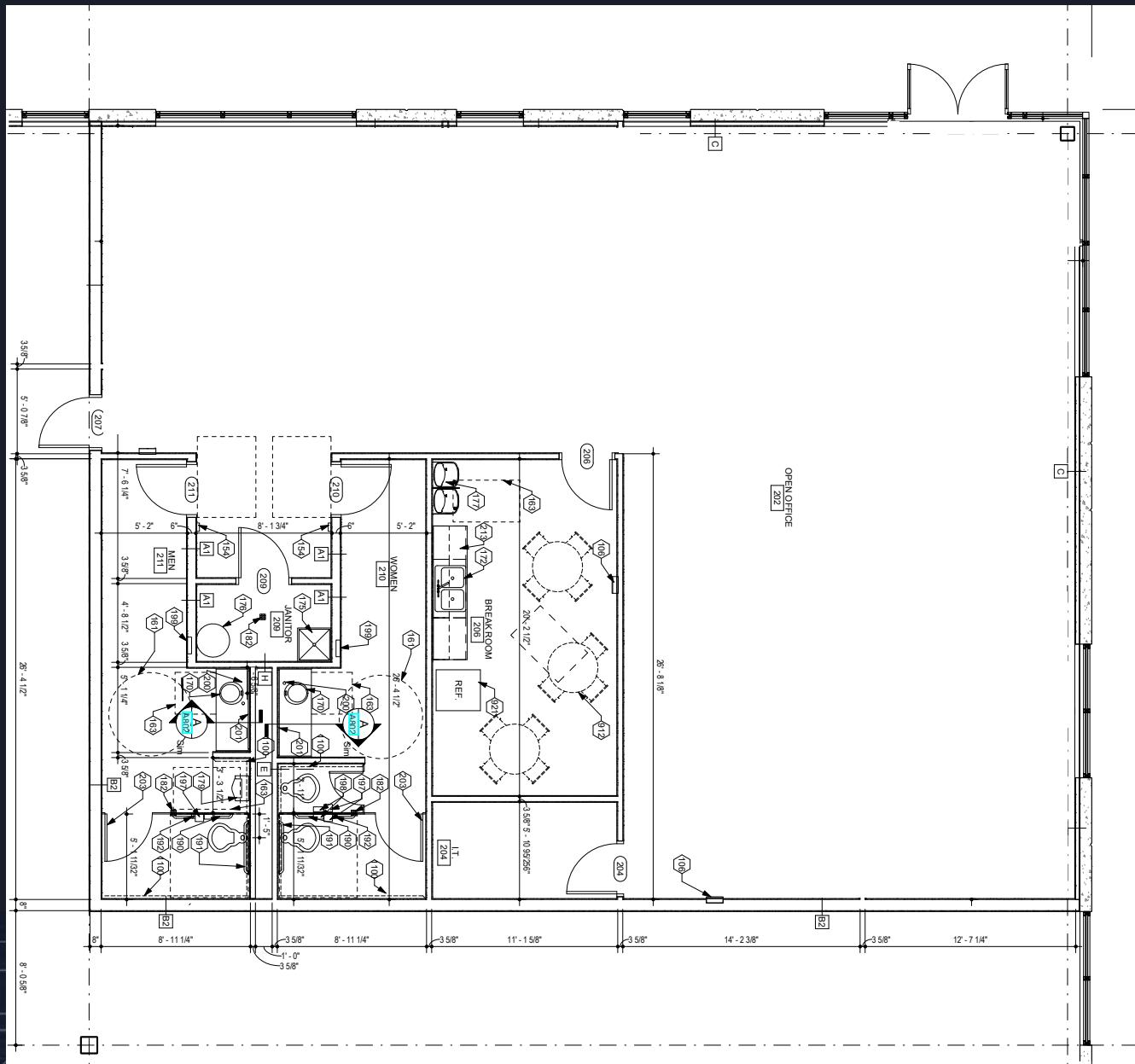
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**SITE
PLAN**



OFFICE PLAN

**±2,800 SF
SPECULATIVE
OFFICE AT THE
NE CORNER**



PROPERTY DETAILS

AVAILABILITY	SITE SIZE	OFFICE	BLDG DIMENSIONS	CAR PARKING	TRAILER PARKING
±318,865 Available SF ±542,737 Total Building Size	±41.29 AC	±2,800 SF speculative office in the NE corner	952'W x 570'D	±168 spaces 6" of limestone 2.5" asphalt binder 1.5" asphalt wearing	±67 spaces 6" of limestone 4" asphalt binder 1.5" asphalt wearing
DOCK DOORS	DOCK EQUIPMENT	DRIVE-INS	CLEAR HEIGHT	COLUMN SPACING	FIRE SUPPRESSION
35 (9' x 10') Expandable to a total of 50.	Cross-dock configuration; prepped for pit-style levelers. Doors feature a vision panel and track guards	2 insulated overhead doors with motor operators	36'	56'W x 50'D (Typical) 56'W x 60'D (Speed)	ESFR
TRUCK COURT	ELECTRICAL	INTERIOR LIGHTING	EXTERIOR LIGHTING	ROOF	WAREHOUSE HEAT
185' depth; 7" concrete over 4" compacted gravel base extending 60' from building. Dolly pads are 10' wide w/ 7" concrete over 4" compacted gravel base	Space can accommodate up to 1,800-amp, 480 volt, 3-phase service	Interior: High-bay LED light shatter proof lens fixtures	Exterior: Cut off LED wall packs at the docks and car parking	45-mil TPO roof membrane system. 15 year warranty. Metal roof deck to be prime painted white.	Two (2) - 80/20 MAU units equally spaced throughout the available square footage. Designed to maintain 55 indoor air temperature with 0° F outside
STORM DRAINAGE	CONSTRUCTION	FLOOR SLAB	SANITARY LINE	NATURAL GAS	CITY WATER
Complete storm water system designed for roof/ paving drainage; Paving to have positive drainage away from building	Load bearing concrete walls shall be site cast, tilt wall construction with aesthetically pleasing reveals	3,500 psi concrete; 7" conventional unreinforced slab on 6" compacted limestone base. Floor Flatness designed to be FF 50/FL 35	Two (2) laterals of 6" sanitary piping will be run underground, across the short dimension of the building located in the first bay by end wall, and at the half point of building	2" service line tapped off of an 8" main line. The primary distribution line inside of the building and downstream of the meter is 4". Approved for a maximum load of 9.0 MBtu/hr.	10" Fire Service Line 2" Domestic Line



**NEW ALBANY
COMMERCE
CENTER I**

**CLICK HERE TO VIEW
DRONE FOOTAGE**



PRIME LOCATION IN NEW ALBANY, OH



±8.5 Mi to I-270
& 24 Mi to Columbus



amazon
Google

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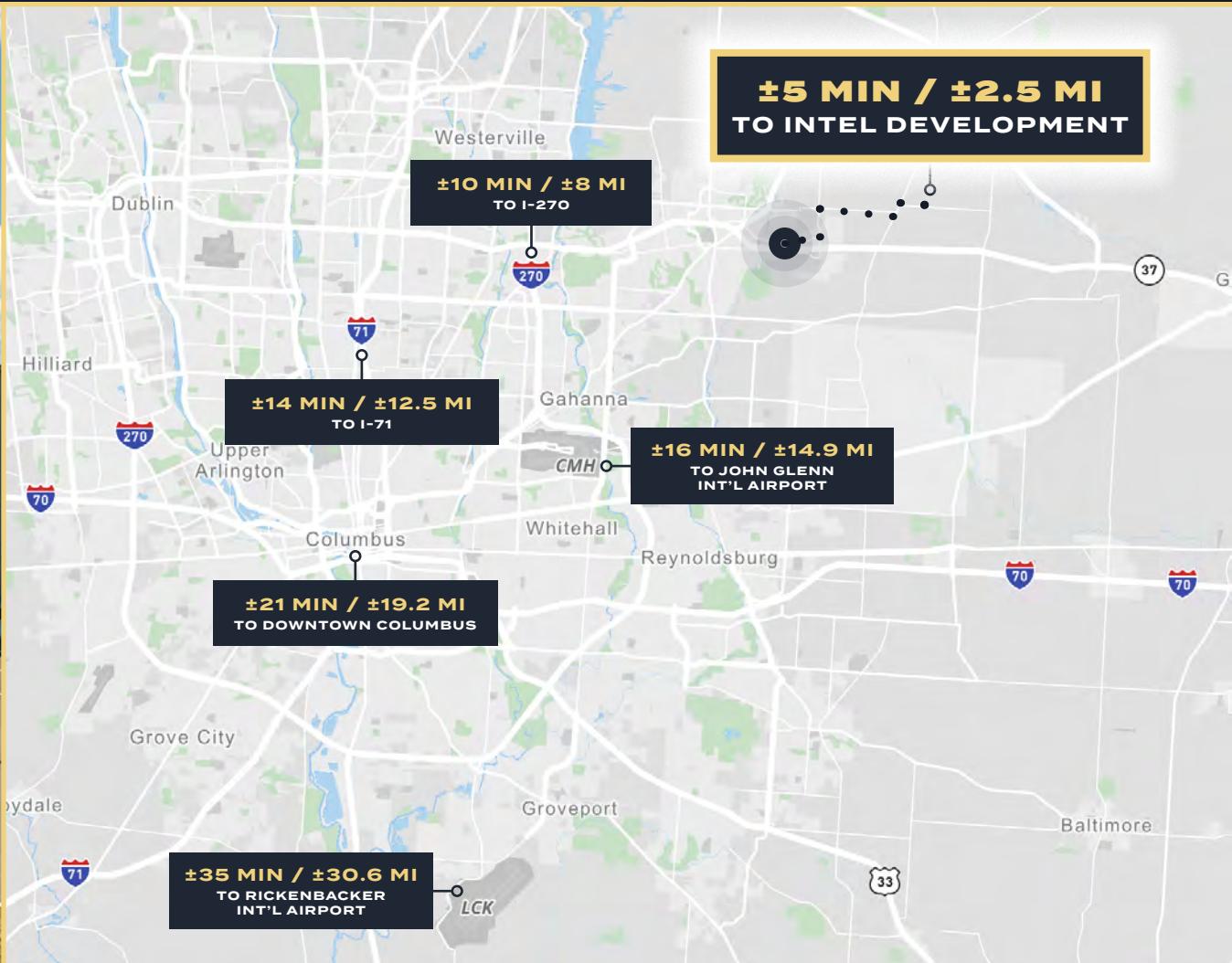
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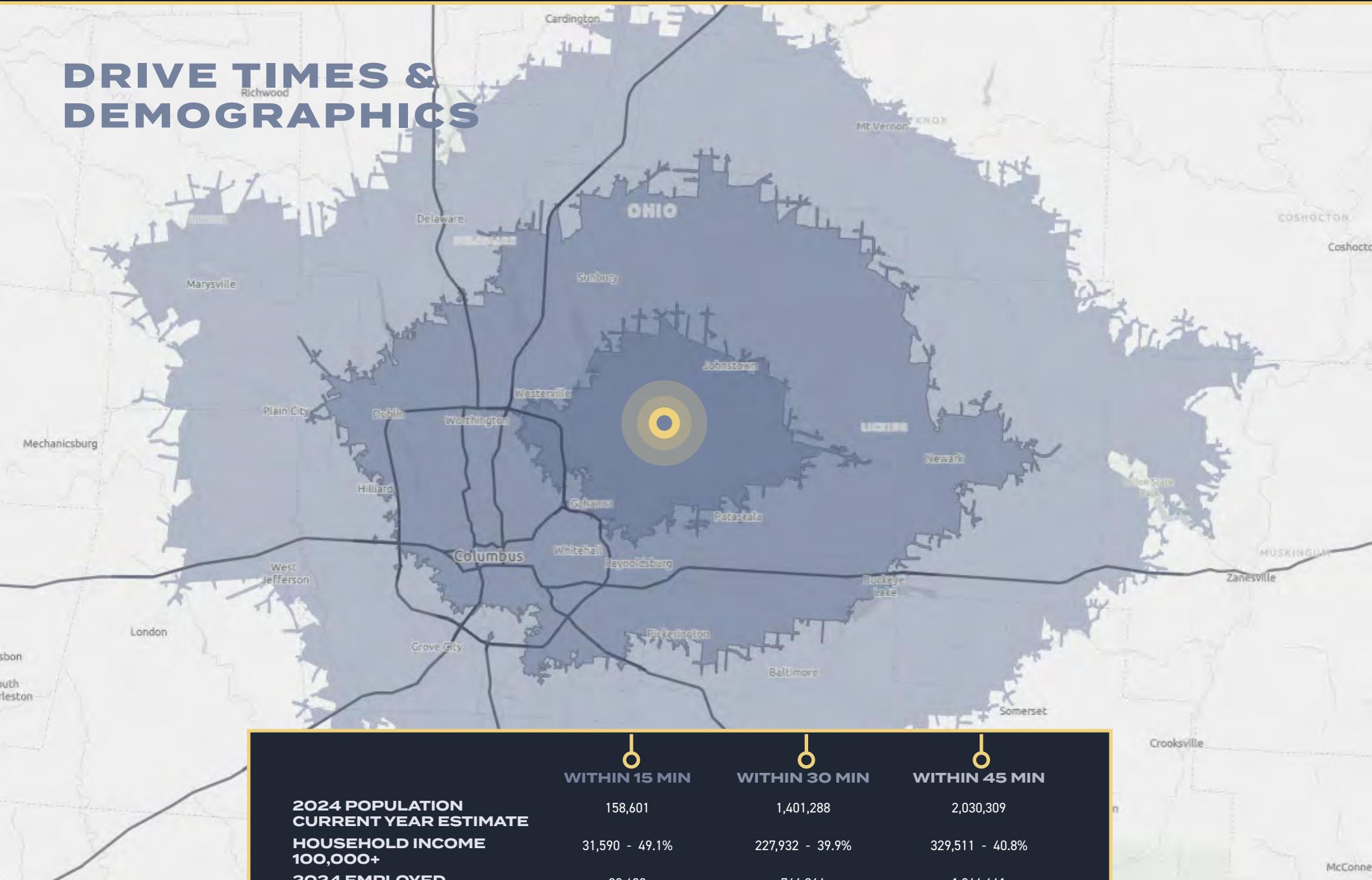


INTERIOR SHOTS

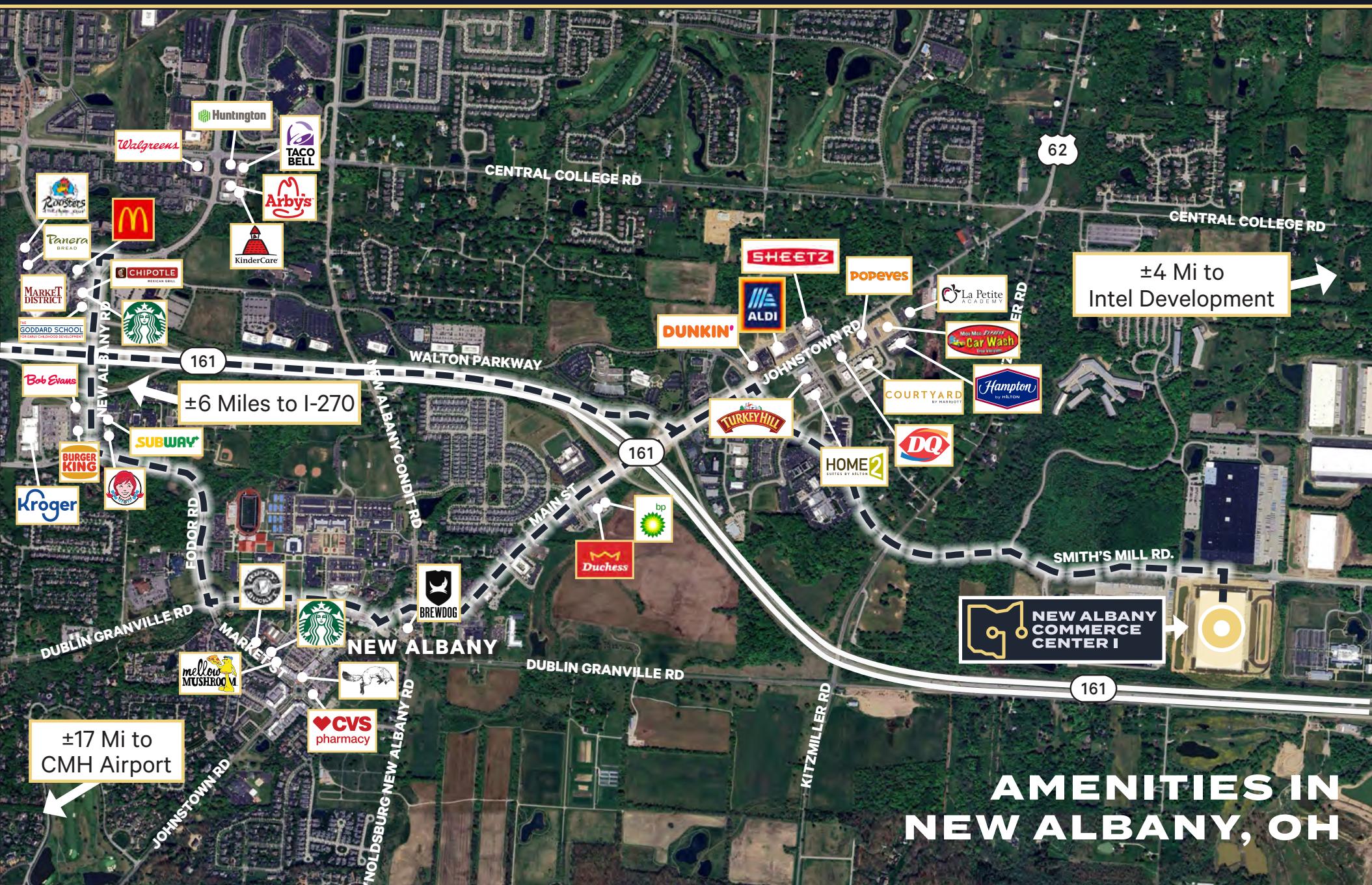
CLICK TO SEE ALL INTERIOR PHOTOS



DRIVE TIMES & DEMOGRAPHICS



	WITHIN 15 MIN	WITHIN 30 MIN	WITHIN 45 MIN
2024 POPULATION CURRENT YEAR ESTIMATE	158,601	1,401,288	2,030,309
HOUSEHOLD INCOME 100,000+	31,590 - 49.1%	227,932 - 39.9%	329,511 - 40.8%
2024 EMPLOYED CIVILIAN POPULATION	89,490	746,366	1,066,661
PRODUCTION WORKERS	2,996 - 3.3%	29,308 - 3.9%	48,376 - 4.5%
TRANSPORTATION AND MATERIAL MOVING	5,292 - 5.9%	56,989 - 7.6%	84,600 - 7.9%



LABOR CONCENTRATION

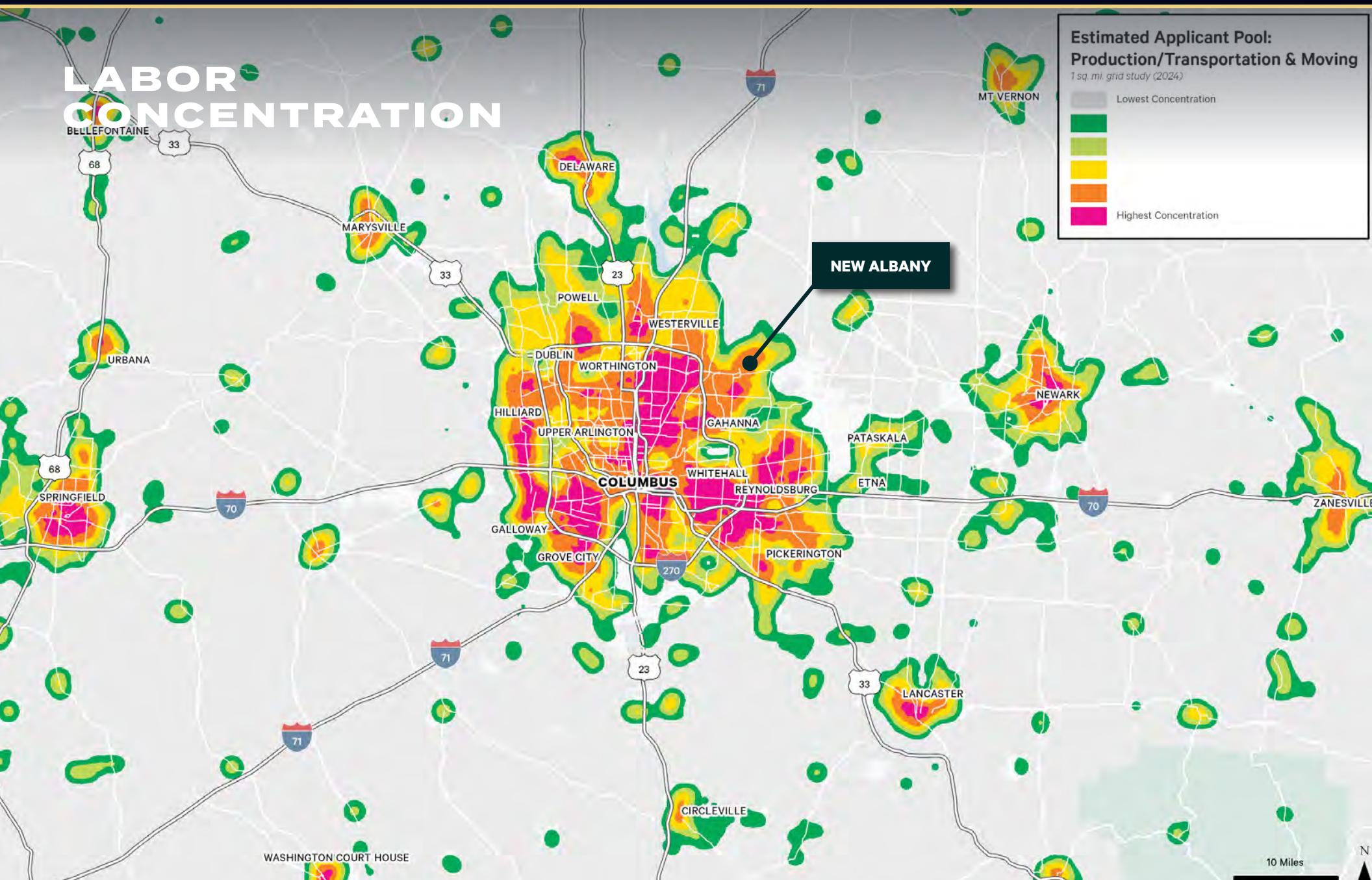
Estimated Applicant Pool:
Production/Transportation & Moving

1 sq. mi. grid study (2024)

Lowest Concentration



Highest Concentration





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