

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**



**NEW ALBANY
COMMERCE
CENTER I**

MICHAEL MULLADY

Vice Chairman

+1 614 430 5030

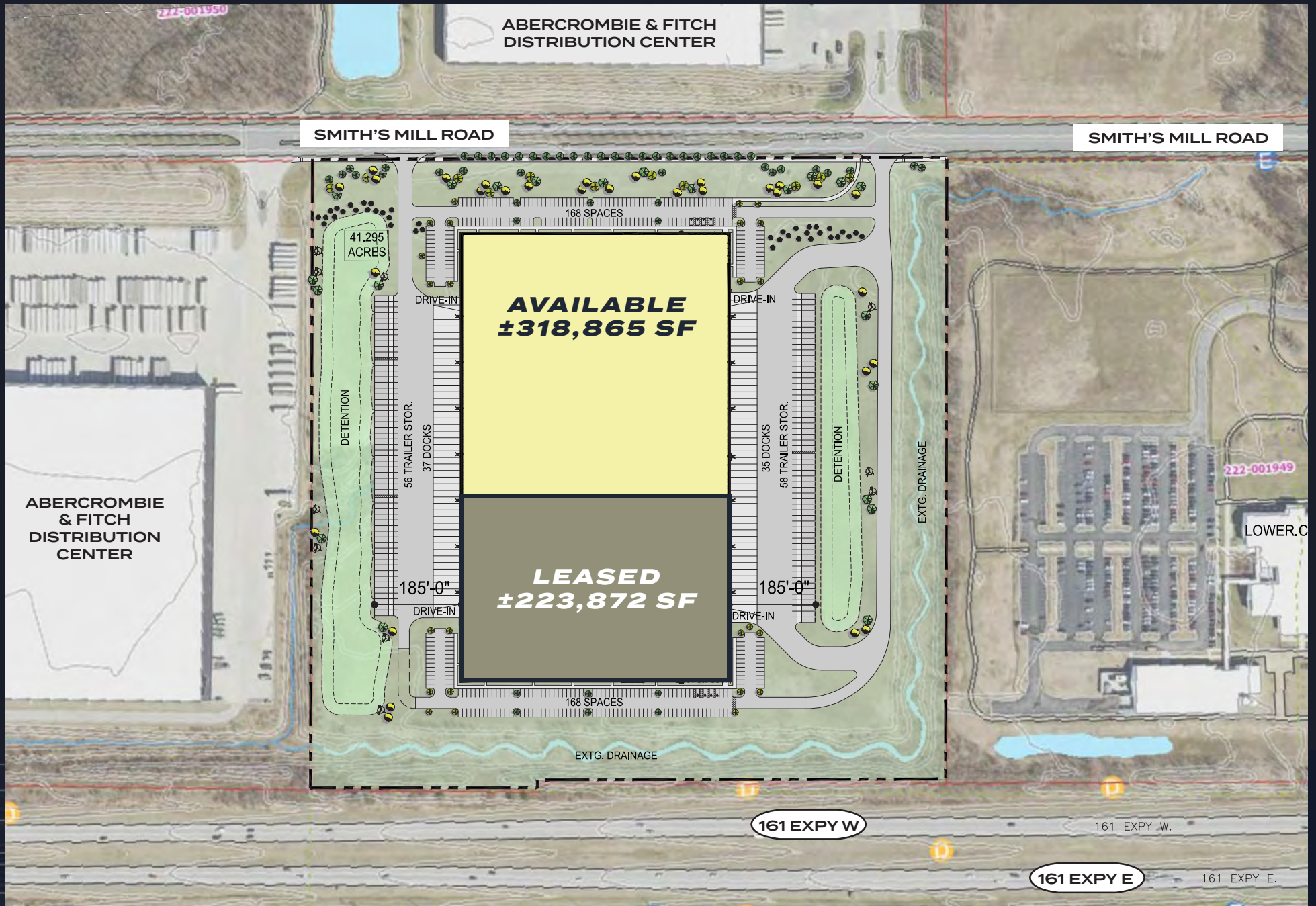
michael.mullady@cbre.com

JEFF LYONS

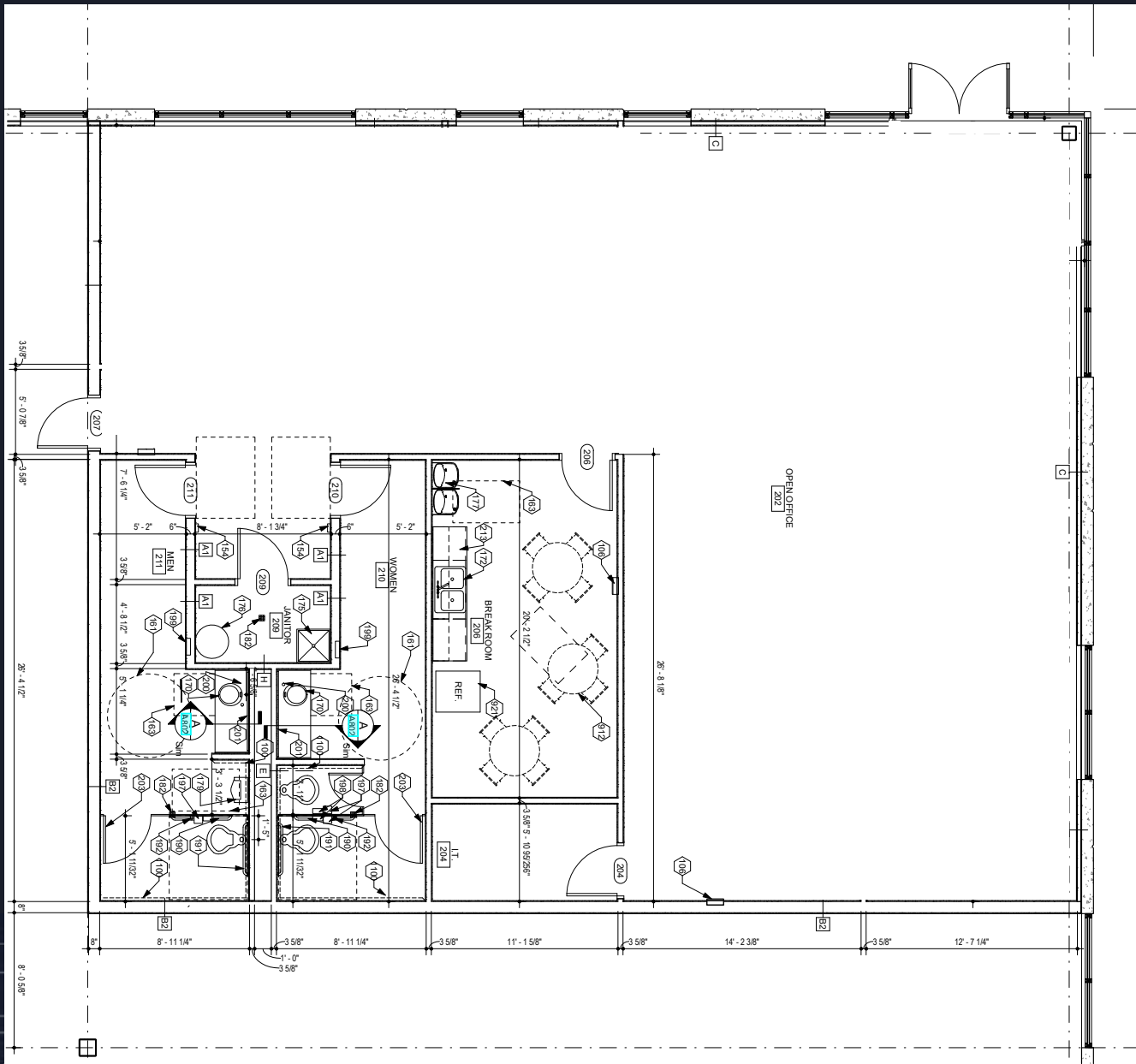
Executive Vice President

+1 614 430 5012

jeff.lyons@cbre.com



**±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



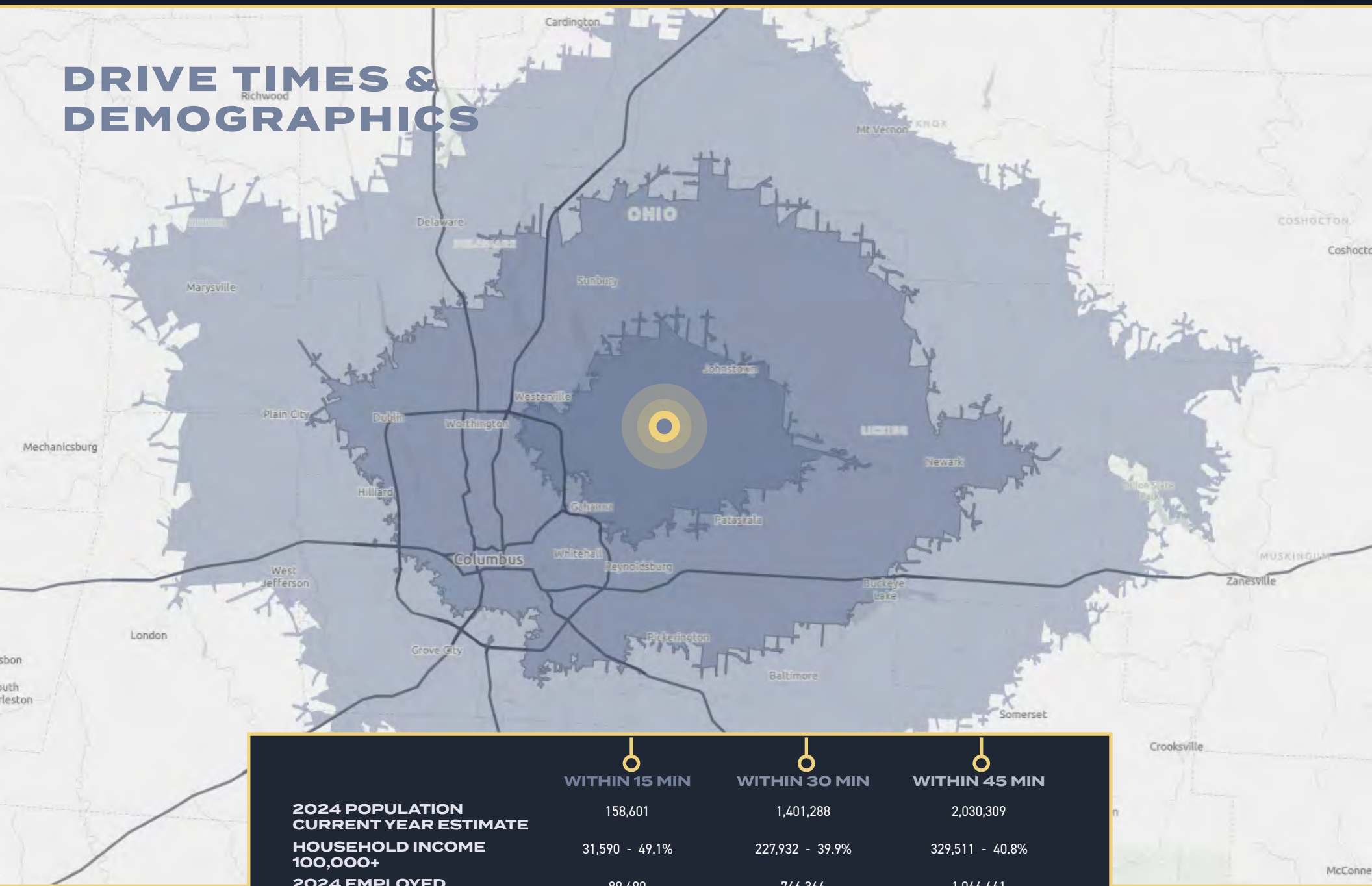


INTERIOR SHOTS

[CLICK TO SEE ALL INTERIOR PHOTOS](#)



DRIVE TIMES & DEMOGRAPHICS

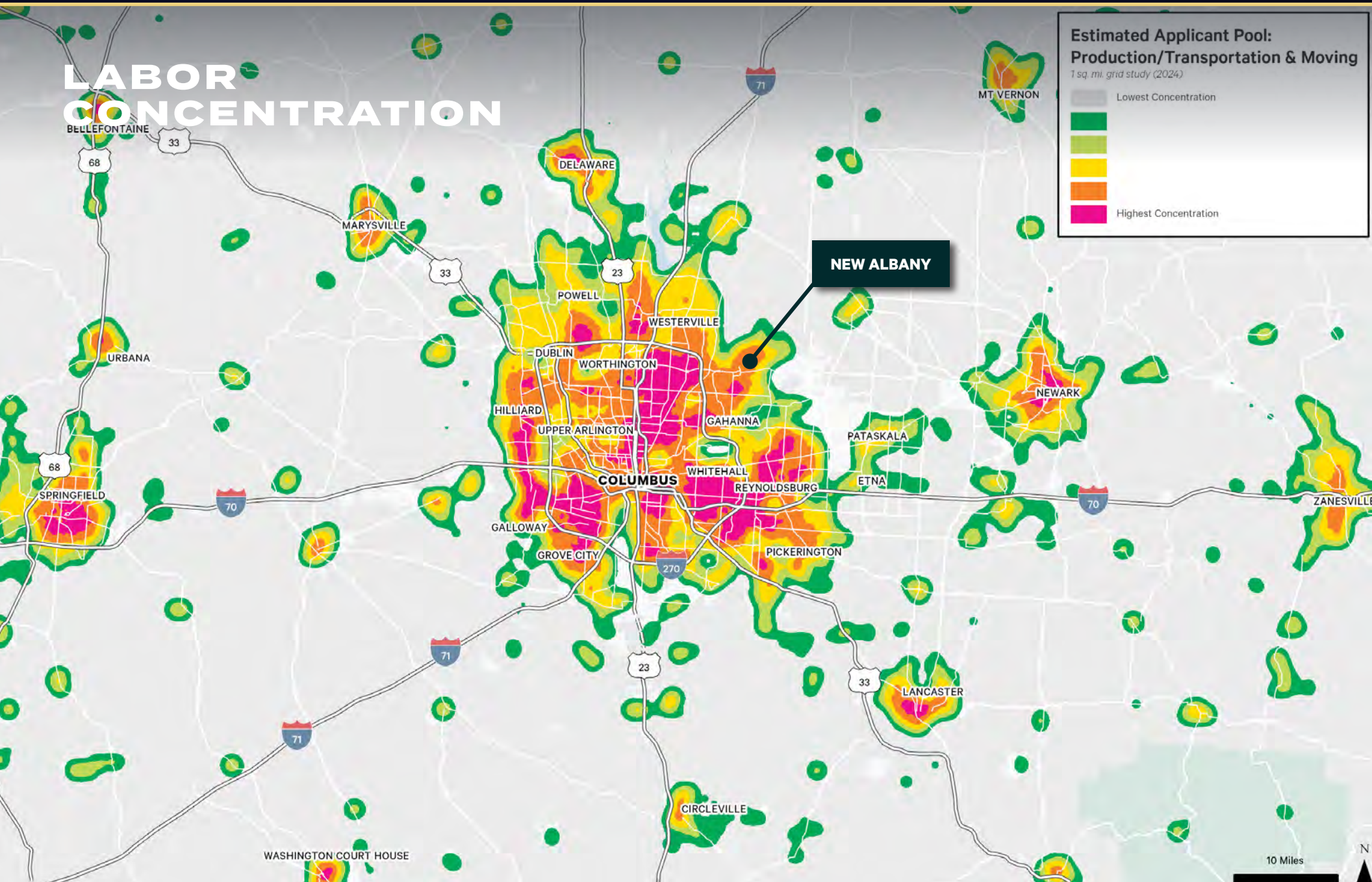


	WITHIN 15 MIN	WITHIN 30 MIN	WITHIN 45 MIN
2024 POPULATION CURRENT YEAR ESTIMATE	158,601	1,401,288	2,030,309
HOUSEHOLD INCOME 100,000+	31,590 - 49.1%	227,932 - 39.9%	329,511 - 40.8%
2024 EMPLOYED CIVILIAN POPULATION	89,490	746,366	1,066,661
PRODUCTION WORKERS	2,996 - 3.3%	29,308 - 3.9%	48,376 - 4.5%
TRANSPORTATION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



AMENITIES IN NEW ALBANY, OH

LABOR CONCENTRATION





NEW ALBANY COMMERCE CENTER I

MICHAEL MULLADY

Vice Chairman

+1 614 430 5030

michael.mullady@cbre.com

JEFF LYONS

Executive Vice President

+1 614 430 5012

jeff.lyons@cbre.com

FOR LEASE
±318,865 SQ. FT AVAILABLE
INDUSTRIAL BUILDING
15-YR 100% TAX ABATEMENT

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.