

NEW 525 ALBANY

**NOW
COMPLETE**
IN NEW ALBANY

INDUSTRIAL BUILDING

±524,524 SQ. FT.

15 YEAR 100% TAX ABATEMENT

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**WESTON
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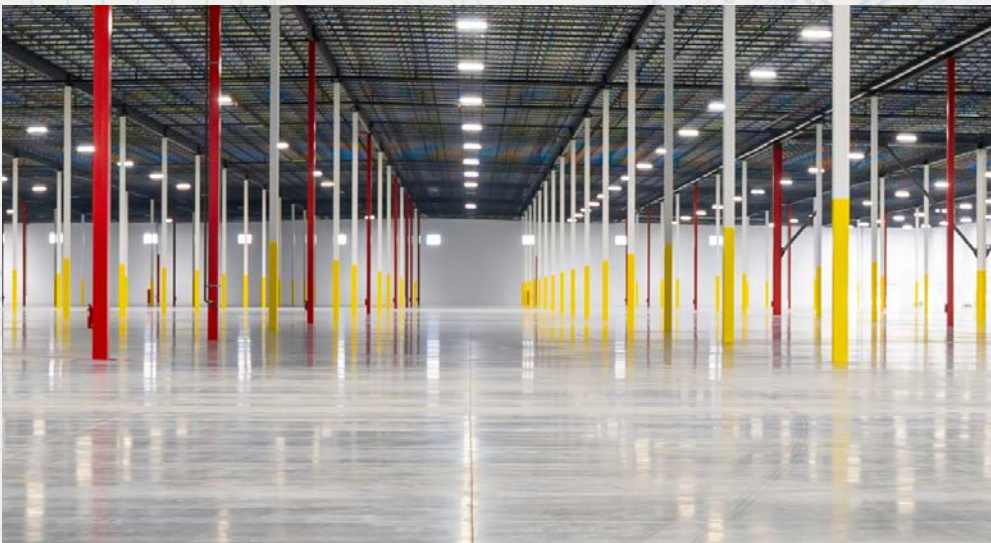
**CLICK HERE TO VIEW
DRONE FOOTAGE
FROM 9/5/2023**



9850 INNOVATION CAMPUS WAY, NEW ALBANY, OHIO 43031

NEW 525 ALBANY

INTERIOR PHOTOS



[CLICK HERE TO DOWNLOAD ALL INTERIOR PHOTOS](#)

NEW 525 ALBANY

PROPERTY DETAILS

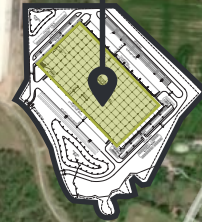
Location	9850 Innovation Campus Way New Albany, OH 43031	Structural Steel	Gray tube steel columns and joists supporting white roof deck
Site Acreage	±42 Acres	Slab Construction	8" un-reinforced, 4,000 psi concrete on 4" aggregate base
Building Size	±524,524 Sq. Ft	Dock Doors	Fifty-Two (52), 9' x 10' manual overhead doors; (Future Positions – 60)
Clear Height	40'	Drive-ins	Four (4), 12' x 14' drive-in doors w/ electric operators
Building Dimensions	1008' x 520'	Dock Equipment	7' x 8', 40,000 lb. dock levelers dock seals, bumpers and LED Dock Light
Truck Court Depth	135' total depth: 60' concrete apron and 75' HD asphalt	Roofing	Mechanically attached .45 mil TPO with R-20 insulation
Column Spacing	Typical Bays – 56' x 50', Speed/Dock Bay – 56' x 60'	HVAC	Heat provided via gas fired 80/20 recirculation MUA units
Auto Parking	219 (Future – 121 spaces)	Fire Protection	ESFR
Trailer Storage	60 (Future – 56 spaces)	Electrical Service	Two (2), 1200 amp service
Exterior Walls	Load Bearing Precast Concrete Wall Panels	Lighting	Interior LED high bay light fixtures with occupancy sensors

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SITEMAP



NEW 525
ALBANY

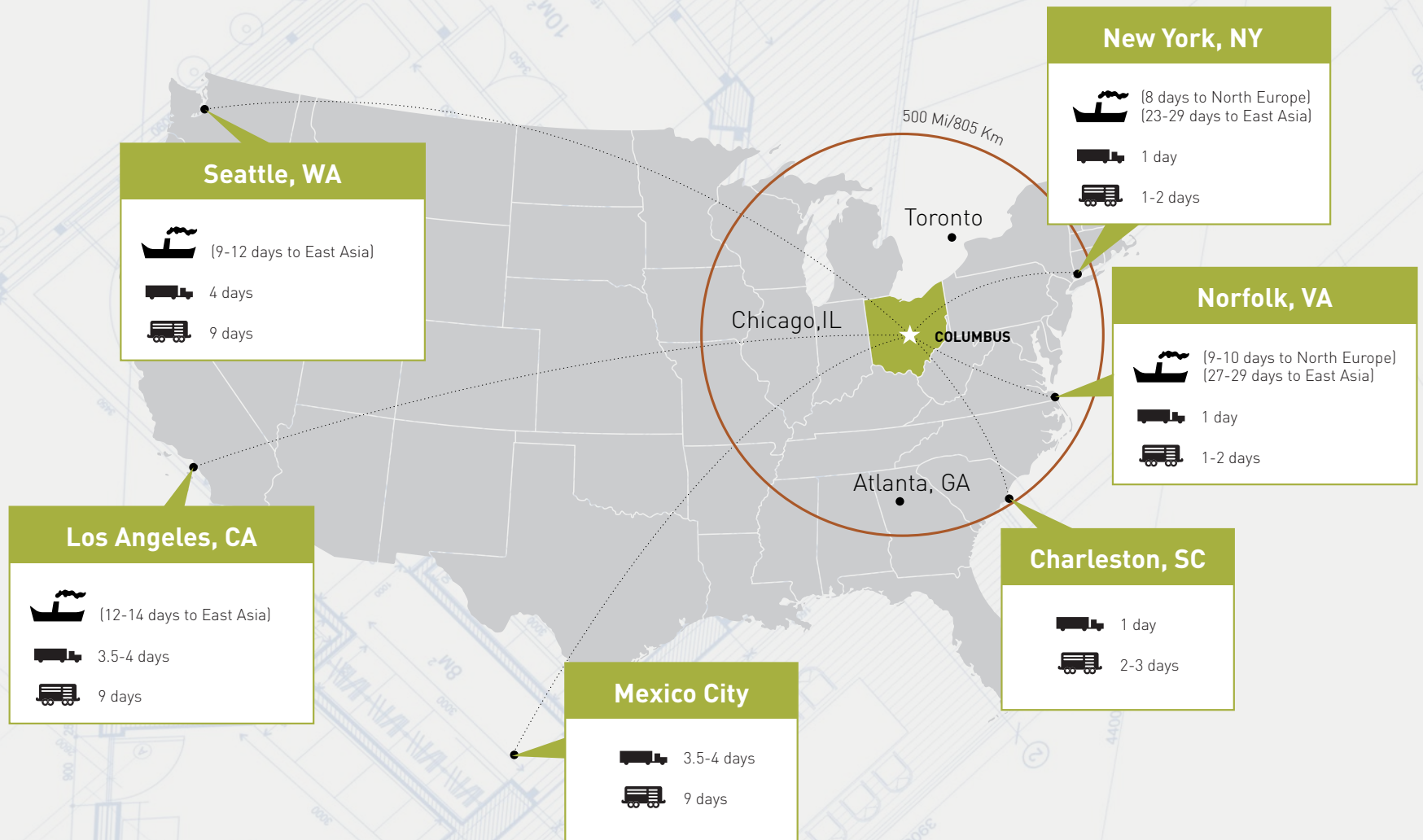


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NEW 525 ALBANY

NORTH AMERICAN MARKET ACCESS MAP



NEW 525 ALBANY

COLUMBUS INDUSTRIAL LABOR CONCENTRATION MAP

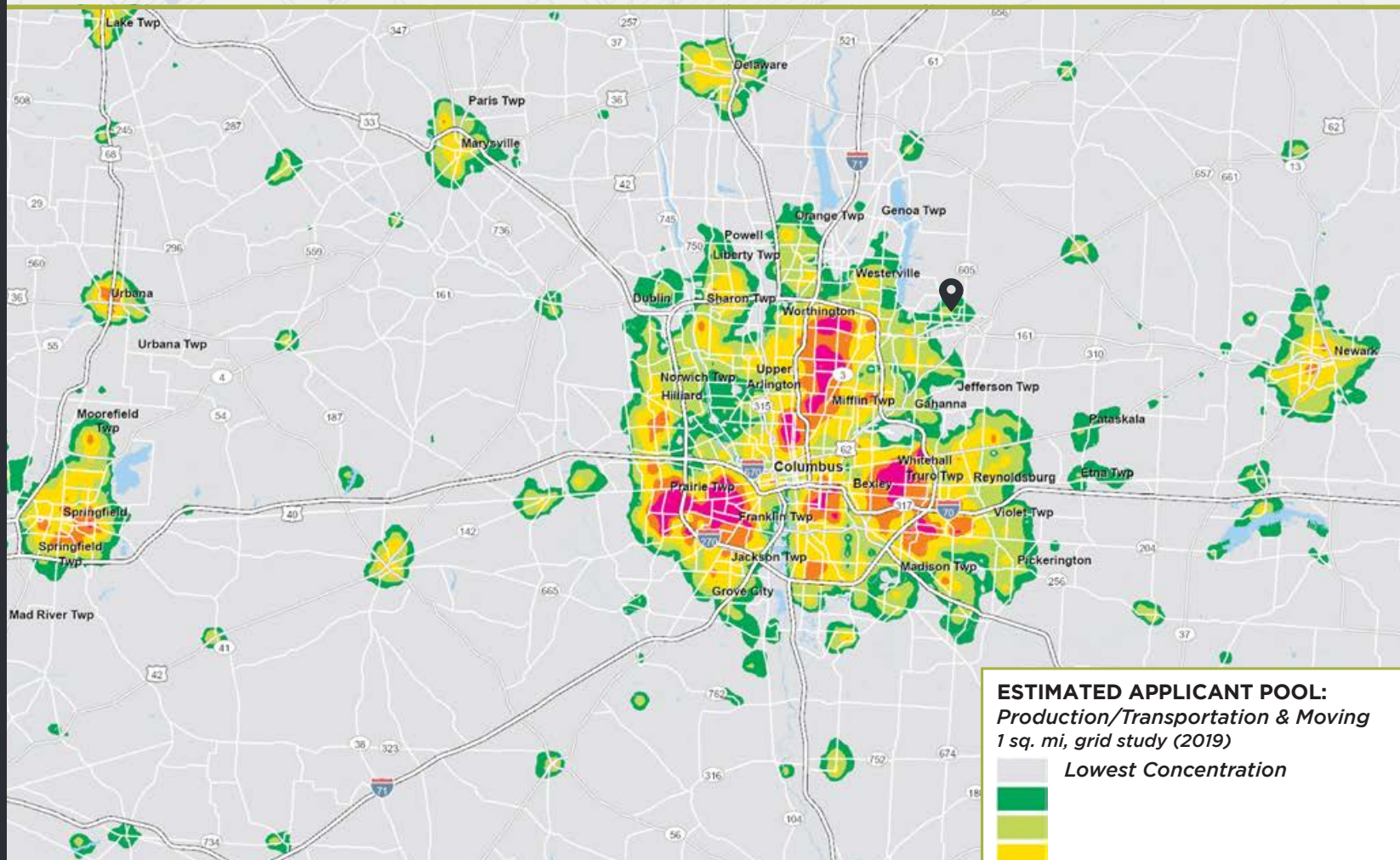
3.4%
COLUMBUS
UNEMPLOYMENT RATE
JANUARY 2023

~16.48%
EMPLOYMENT GROWTH
SINCE 2011

51.97%
LABOR
PARTICIPATION RATE

\$20.32/HR
AVERAGE
PRODUCTION WAGES

\$17.47/HR
AVERAGE
WAREHOUSE WAGES



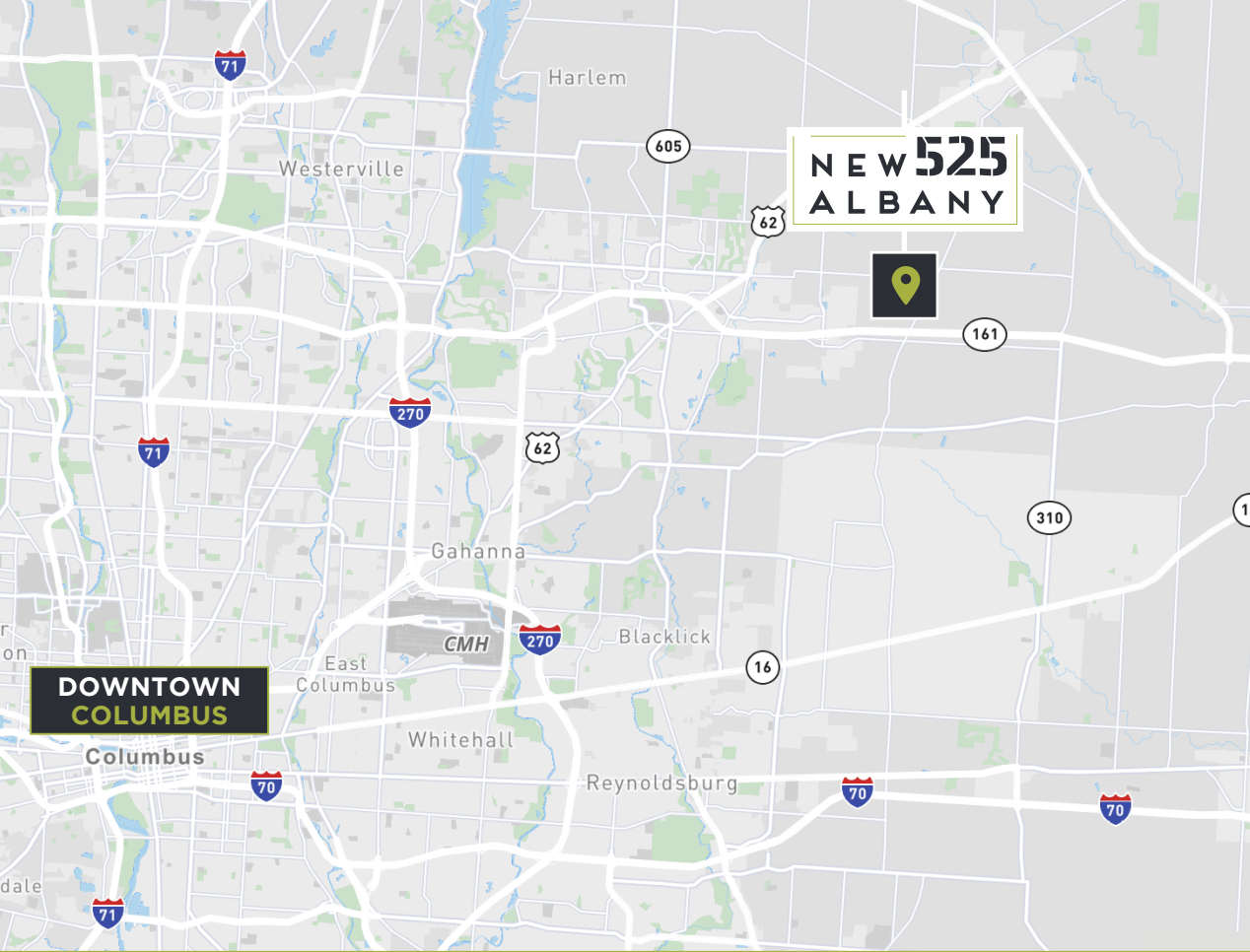
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PRIME LOCATION IN THE NEW ALBANY MARKET



LEGEND (±)

- New Albany Company Controlled Land = ±2,791 Acres
- Intel Site = ±215 Acres
- VanTrust New Albany Tech Park = ±500 Acres
- Amazon Warehouse Services Development = ±400 Acres
- Microsoft Corporation Development = ±183.82 Acres
- Proposed 417 Acre mixed-use project in Johnstown



DISTANCE FROM COLUMBUS TO MAJOR CITIES

72 MILES <i>Dayton, OH</i>	175 MILES <i>Indianapolis, IN</i>	185 MILES <i>Pittsburgh, PA</i>
206 MILES <i>Louisville, KY</i>	356 MILES <i>Chicago, IL</i>	418 MILES <i>St. Louis, MO</i>
106 MILES <i>Cincinnati, OH</i>	378 MILES <i>Nashville, TN</i>	469 MILES <i>Philadelphia, PA</i>
202 MILES <i>Detroit, MI</i>	554 MILES <i>New York, NY</i>	

TRAVEL TIMES (±)



11 MIN
to I-270



13 MIN
to I-70



17 MIN
to I-71



23 MIN
to Columbus



34 MIN
to Rickenbacker International Airport

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