



Colliers

10 year, 75% Tax Abatement | Immediate Access to US-33 | 30,713 ± SF Available



New Development in Marysville, OH for Lease or Sale
1001 Innovation Way, Marysville, OH 43040

**30,713 SF of Class-A Industrial Space Available
in Marysville's Innovation Corridor.**

1001 Innovation Way offers modern industrial infrastructure with immediate access to US-33, a 10-year 75% tax abatement, 28' clear height, four remaining dock doors, 400-amp power, and proximity to Central Ohio's major manufacturing, logistics, and technology users.

Developed by:
HARDY
WORLD LLC





Building Specifications

Building Features

Total Building	122,850 SF
SF Available	Suite 1051 - 30,713 ± SF
Building Dimensions	210' deep X 585'
Office SF	Build-to-suit
Exterior Walls	Concrete panel, aluminum framed windows
Column Spacing	48' 9" wide X 50' deep; 60' speed bay
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
Dock Doors	4 - 9' wide X 10' high (two with levelers, two without levelers)
Dock Equipment	35,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet
Drive-in Doors	Build-to-suit

Site Information

Site Size	9.83 acres
Zoning	M/I - Manufacturing / Innovation District
Parcel ID	2900230580030 (Union County)
Signage Potential	Building / Monument / Suite

Parking

Truck Court	130' depth / 60' concrete pad
Auto Parking	104 spaces (5 ADA accessible) + 18 future
Trailer Parking	8 spaces

Utility Infrastructure

Water / Sanitary / Storm Sewer	City of Marysville
Electric Service	277/480V 3 Phase, 400 AMP panel
Plumbing	Domestic Water & Fire Loop

Rates / Pricing

Lease Rate	Market Rents
Operating Expenses	\$1.57/SF (estimated 2026)
Sale Price	Negotiable

Site Overview

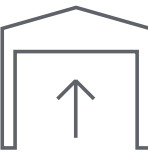
Availability Highlights:



Up to 30,713 ± SF Available



4 Dock Doors



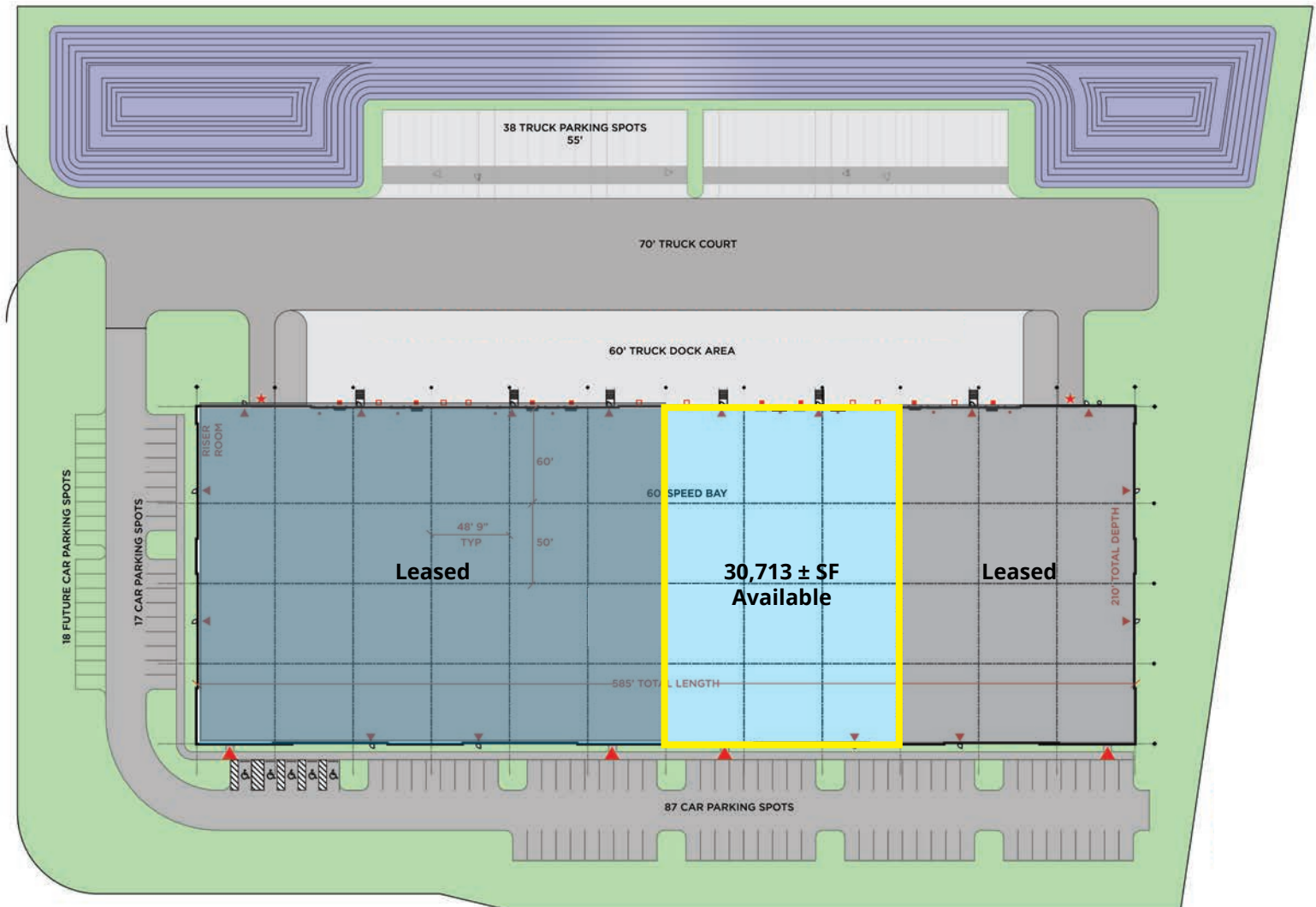
28' Clear Height



48'9" x 50' Column Spacing



210' Building Depth



Floor Plan



Building Photos



Drive Times



Access to US 33 via Industrial Pkwy

6 minutes
3.0 miles



Access to I-270 Columbus Outerbelt

17 minutes
15.3 miles



Access to I-70 West Side via I-270

25 minutes
24.5 miles



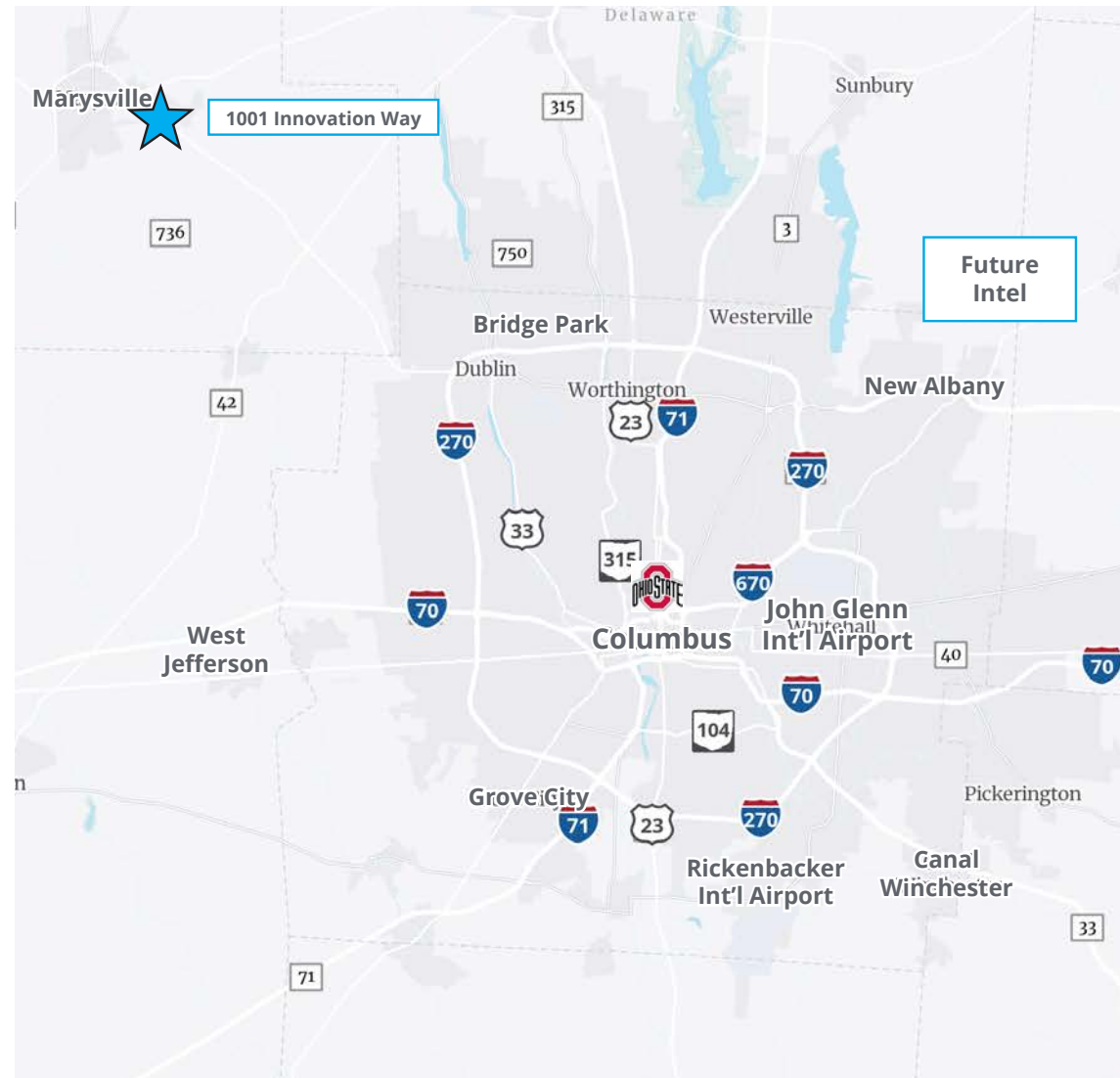
Access to I-71 North Side via I-270

25 minutes
24.0 miles

Airport Access

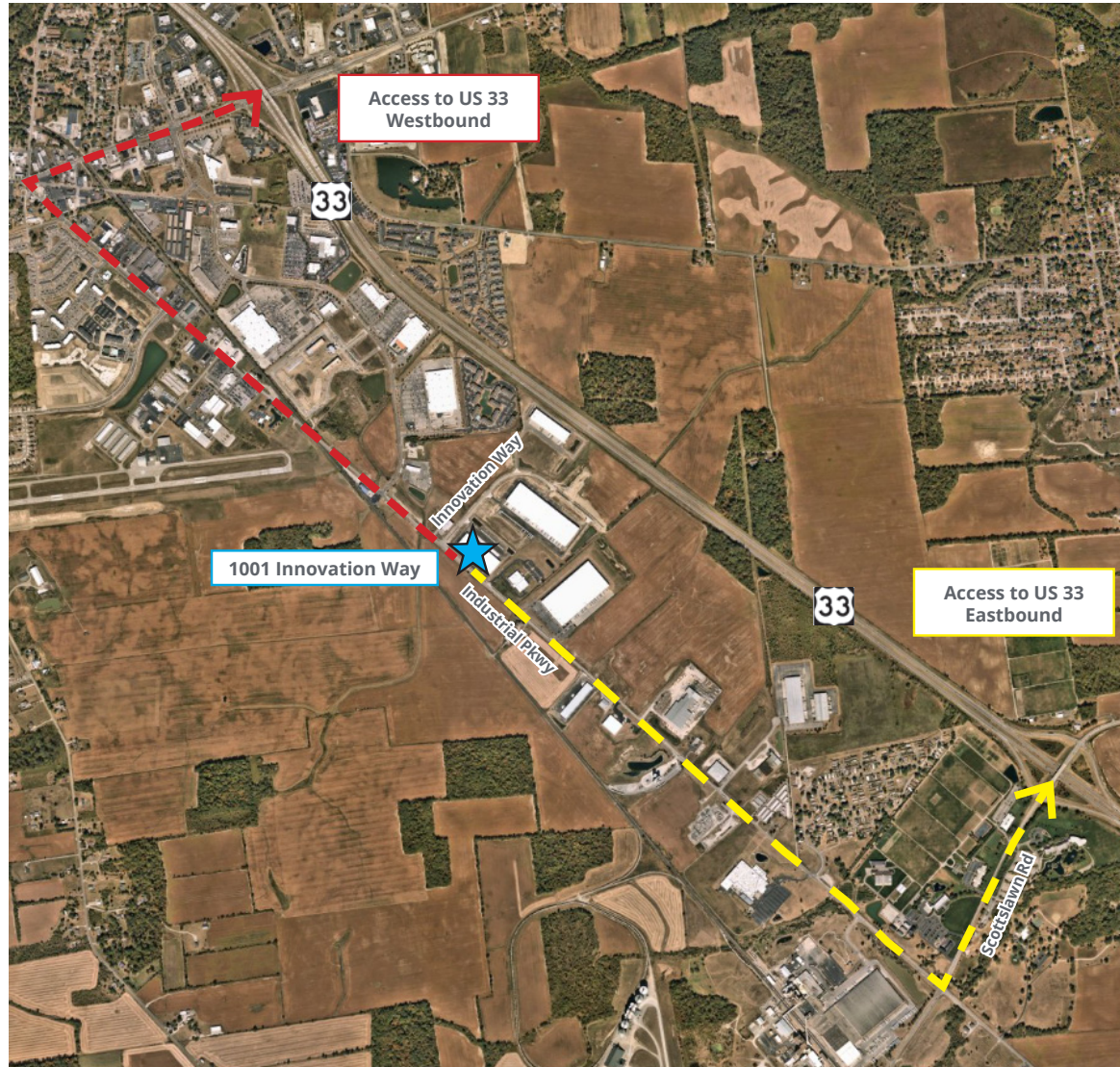


Union County Airport (MRT)	1.8 Miles
Ohio State University Airport (OSU)	20.8 Miles
John Glenn Intl (CMH)	36.1 Miles
Rickenbacker Intl (LCK)	42.8 Miles

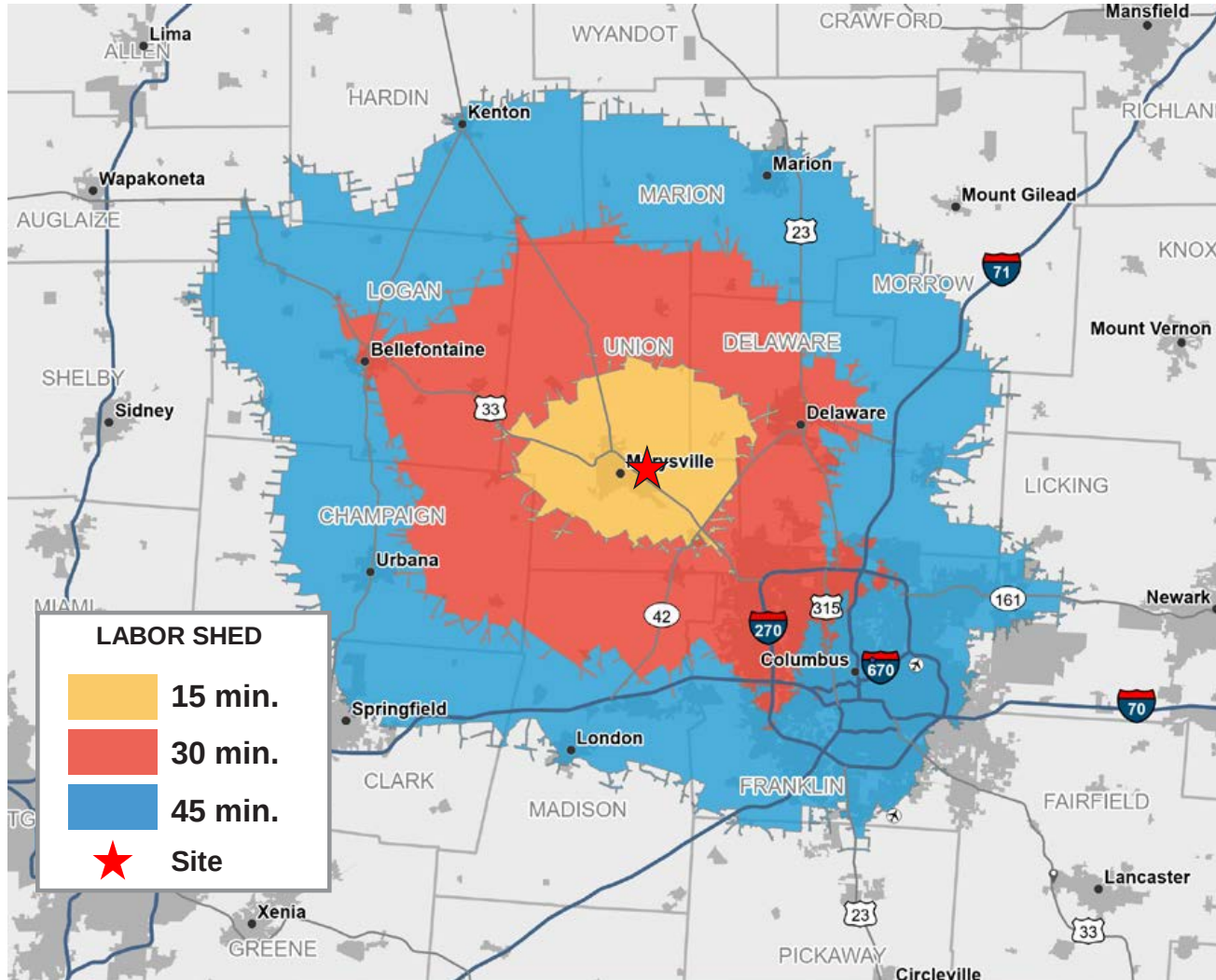


Area Users

Marysville is home to many industrial users. A sampling of those are as follows:



Labor Force



**24,547 total
labor force**
within 15 minutes



**316,654 total
labor force**
within 30 minutes



**946,163 total
labor force**
within 45 minutes

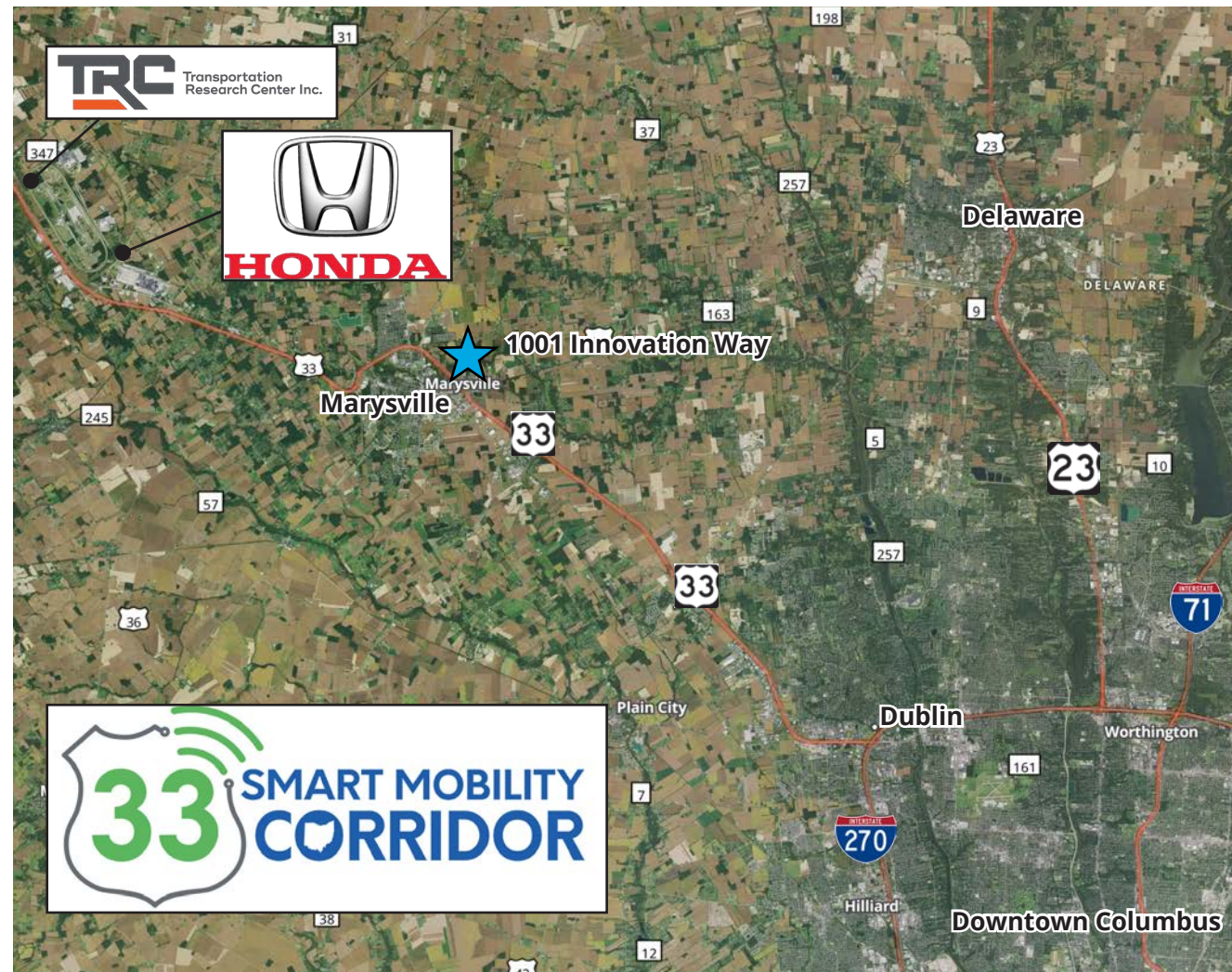
US 33 Smart Corridor

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.

Here are some quick facts:

- **#2 area** in the U.S. for auto production
- **\$15 million** ODOT fiber network installation
- **\$5.9 million** USDOT Smart Infrastructure Grant
- **\$45 million** TRC SMARTCenter
- **\$3.4 million** local (Marysville) matches
- **\$100M invested** in smart infrastructure
- **\$6M grant** awarded by the US D. of Transportation





1001 Innovation Way, Marysville, OH

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