

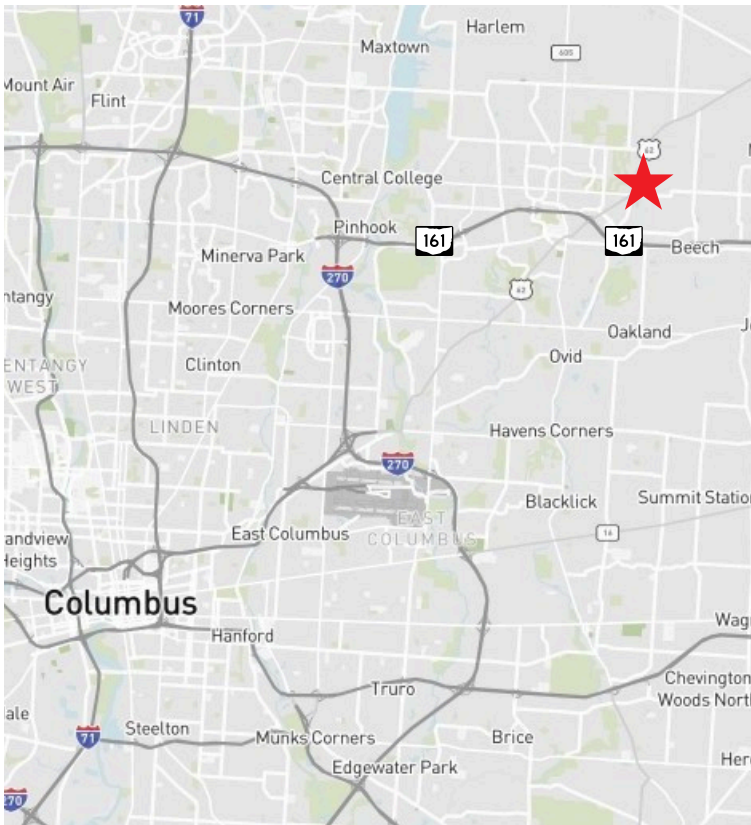


48,048 SF - 144,144 SF

Industrial space for lease

# 8820 Smith's Mill Road

New Albany, Ohio 43054

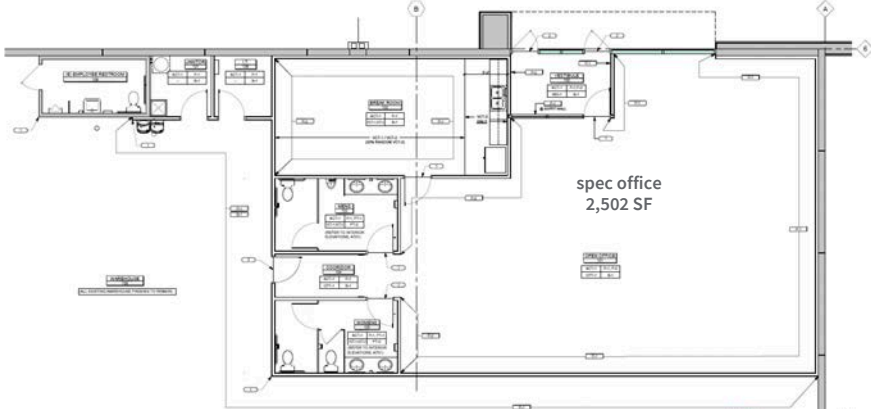


## Property specifications

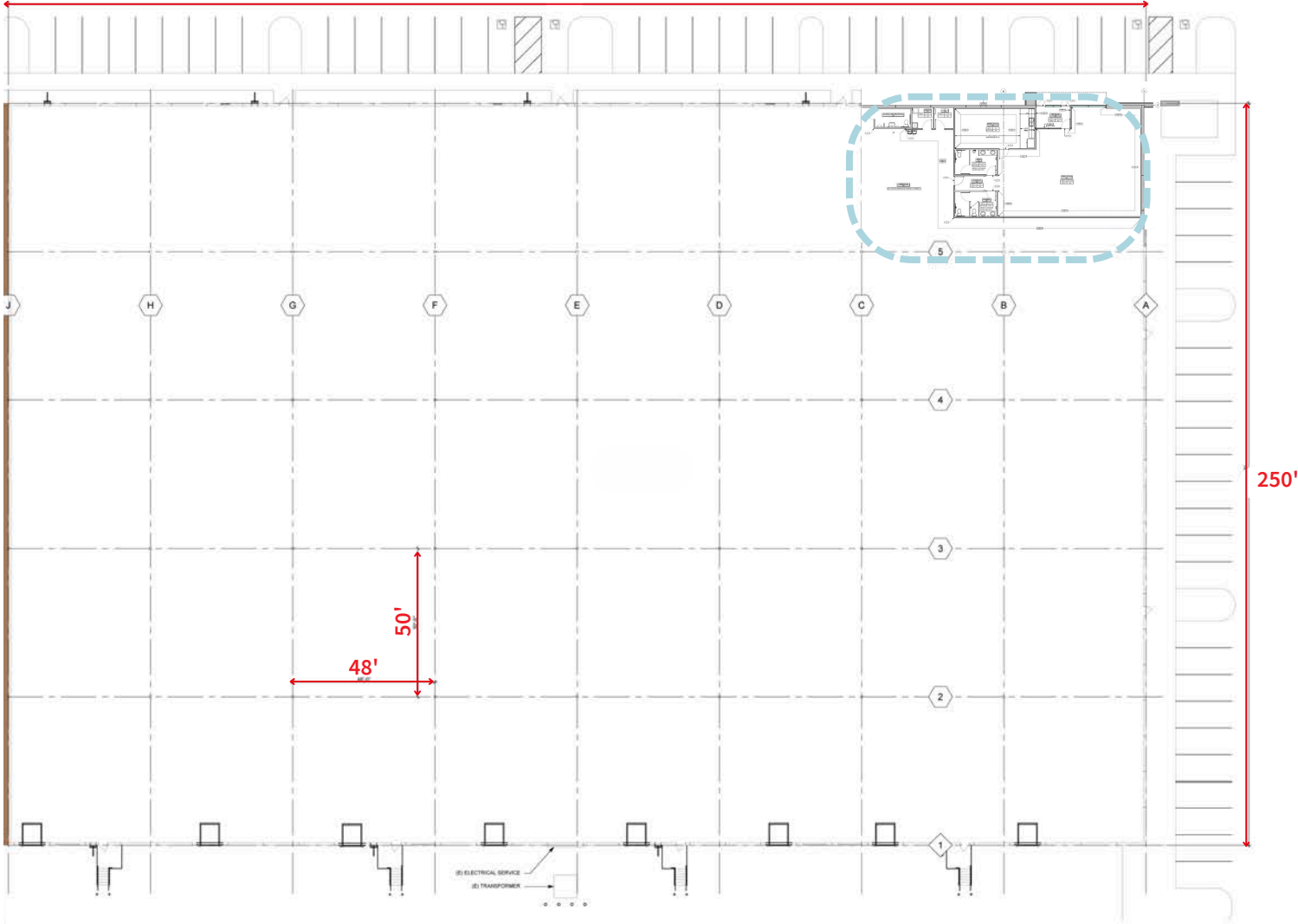
- Year Built: 2017
- 96,096 SF available for immediate occupancy
- Available January 1, 2025: 48,048 SF
- Total Building: 264,000 SF
- Spec Office (2,502 SF)
- Clear Height: 30'
- Interior Bays: 50' x 48'
- Lighting: LED
- Fire Suppression: ESFR (K-17 Heads)
- Bldg. Depth: 250'
- Truck Court Depth: 130'
- 12 Docks (Expandable to 16)''
- 2024 Exp. Est: \$1.62/SF
- Asking Rate: Negotiable

# 96,096 SF

Available for immediate occupancy

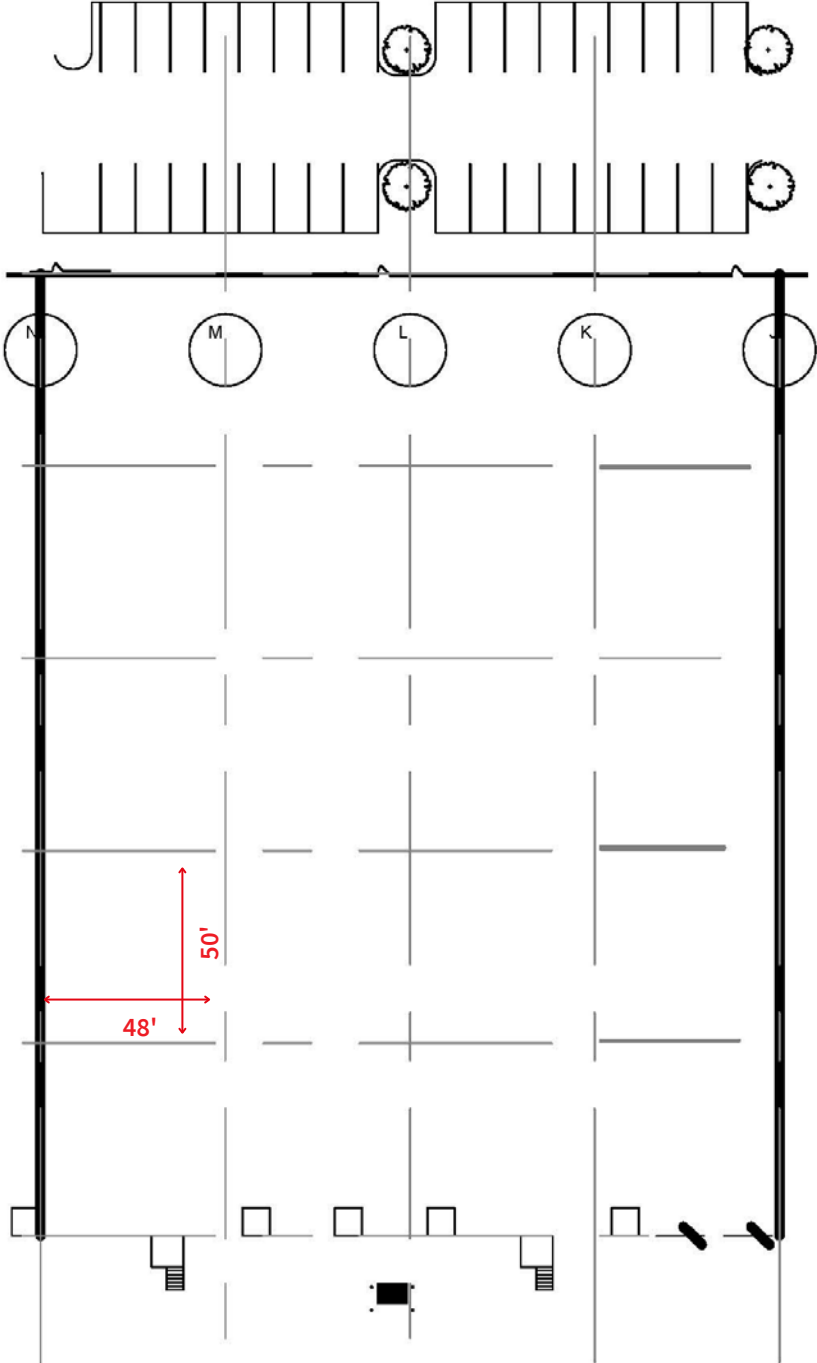


384'



# 48,048 SF

Available January 2025

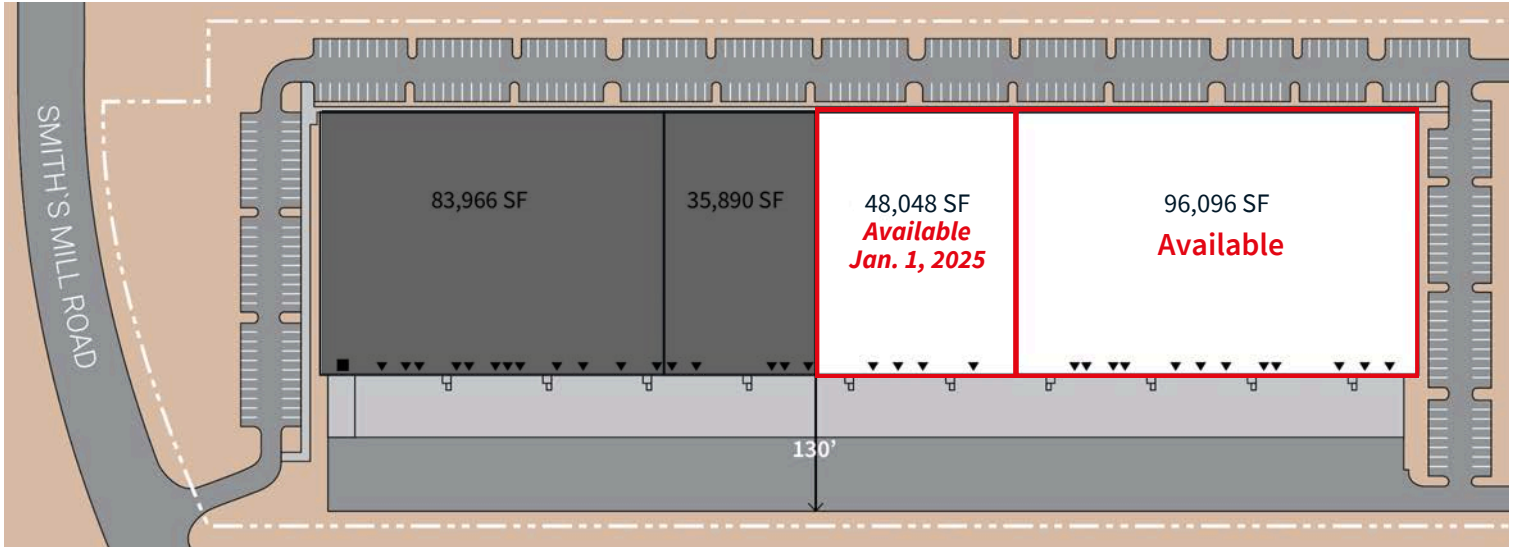


TRUCK PAD

# 48,048 - 144,144 SF



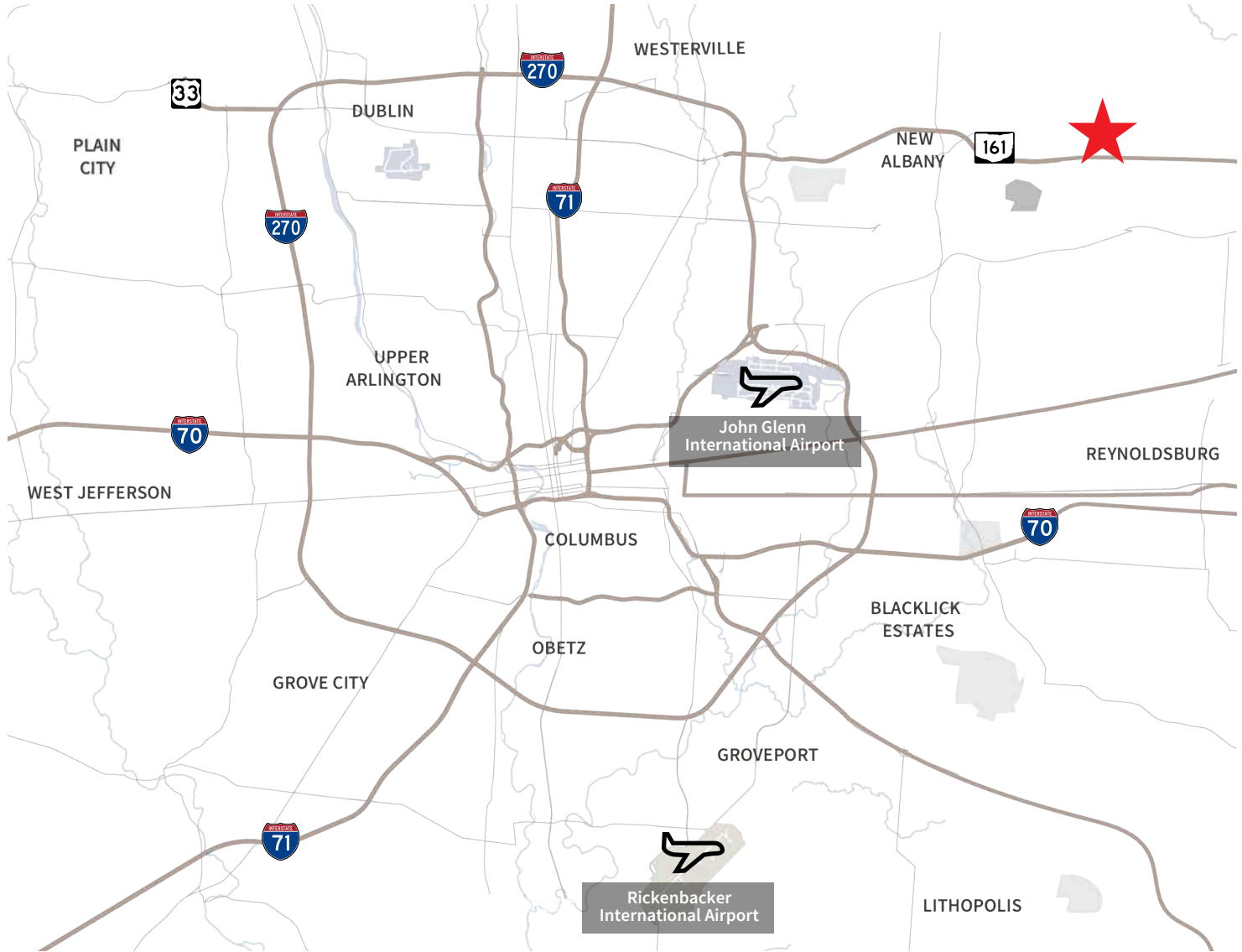
## Site plan



# 48,048 - 144,144 SF



## Access



## Access

**1 miles**  
to 161

**12 miles**  
to I-71

**14 miles**  
to John Glenn  
International Airport

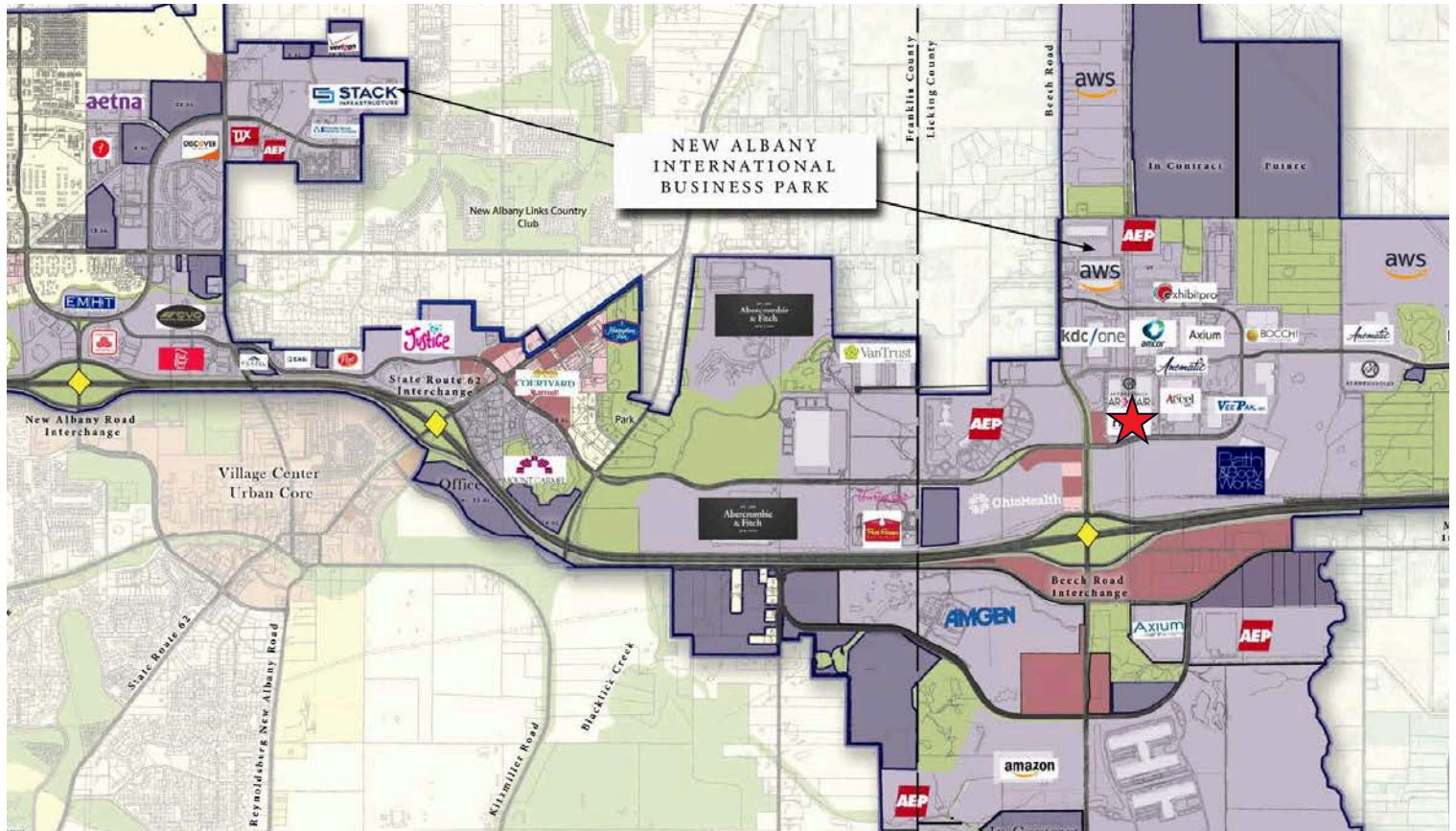
**12 miles**  
to I-270

**14 miles**  
to I-70

**26 miles**  
to Rickenbacker  
International Airport

# 48,048 - 144,144 SF

## Industrial space for lease



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