



Innovation²

1001 INNOVATION WAY, MARYSVILLE, OH, 43040

122,850 SF INDUSTRIAL FOR LEASE

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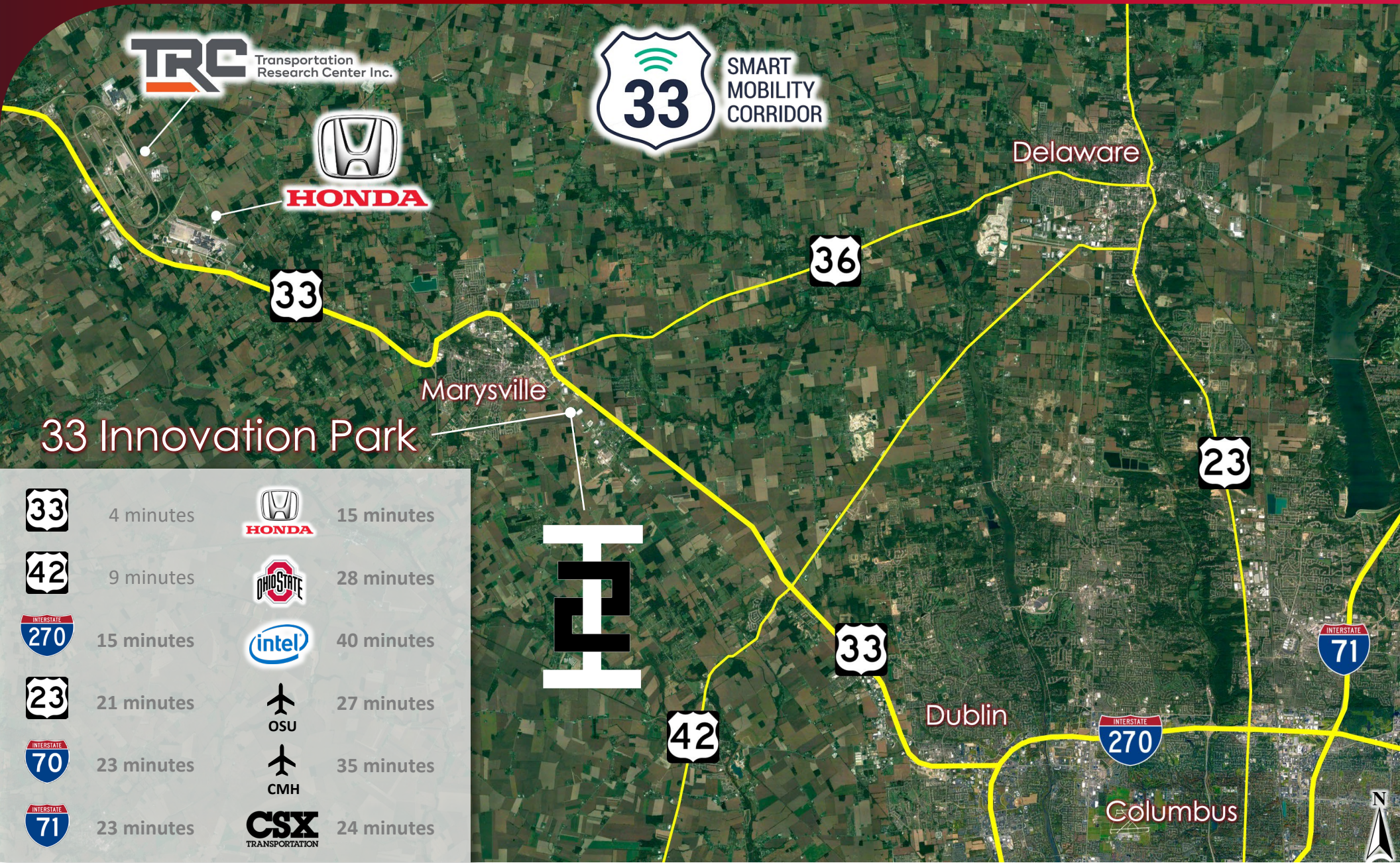
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33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO



122,850 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO



2.7 Miles
to Scottslawn Rd

12.7 Miles
to I-270

33 Innovation Park

I



122,850 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO



33 Innovation Park

meijer

MMC
Automotive & Mobility
Innovation Center

Kenmore Place
Apartments

EASE

Innovation Way (future)

EASE

Innovation Way

Industrial Pkwy

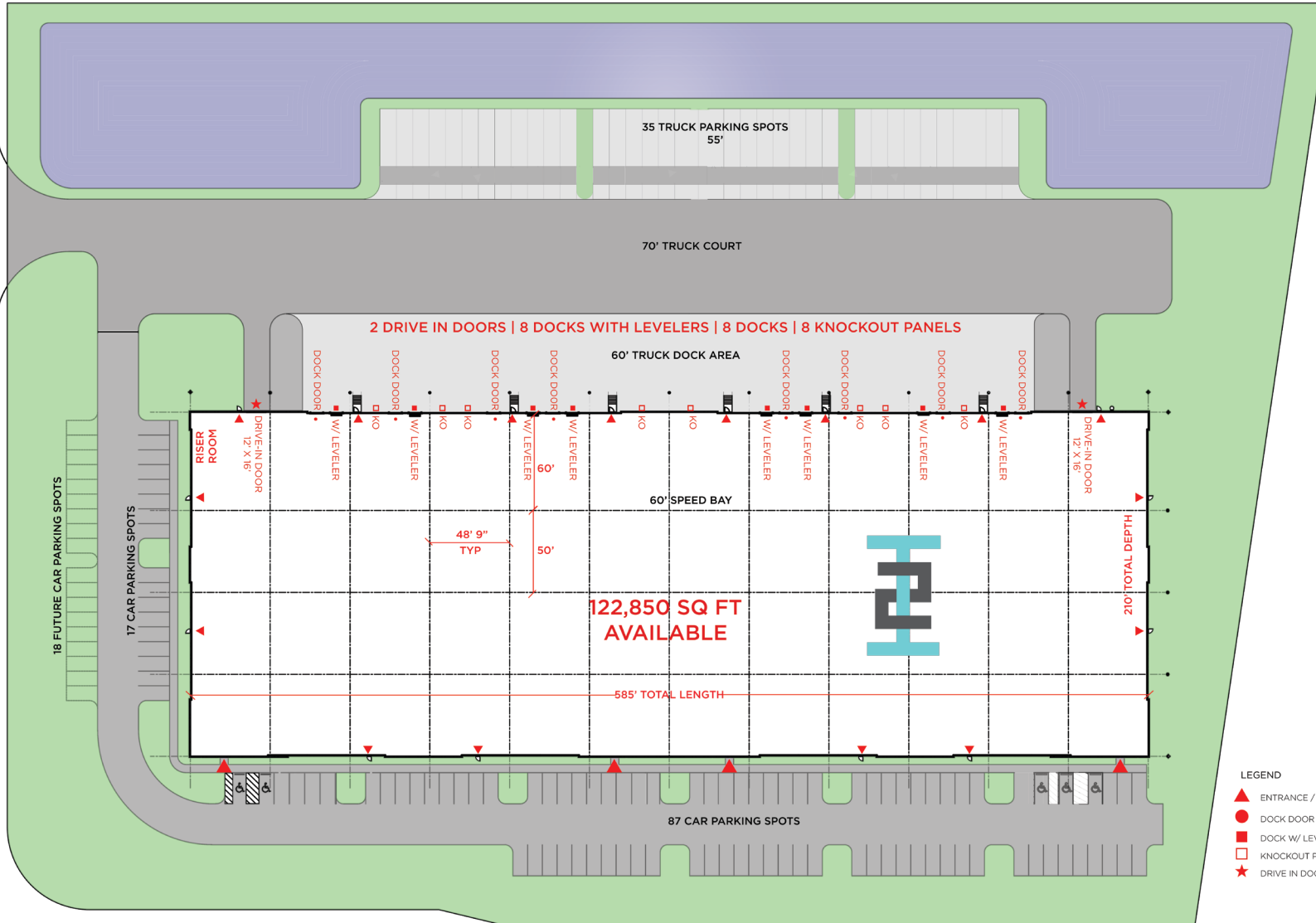
森六
MORIROKU

**SUMITOMO
ELECTRIC**



122,850 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO



LEGEND

- ▲ ENTRANCE / EXIT
- DOCK DOOR
- DOCK W/ LEVELER
- KNOCKOUT PANEL
- ★ DRIVE IN DOOR



122,850 SF



16 Dock Doors



104 Auto Spaces



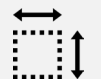
28' Clear Height



48' 9" X 50' Columns



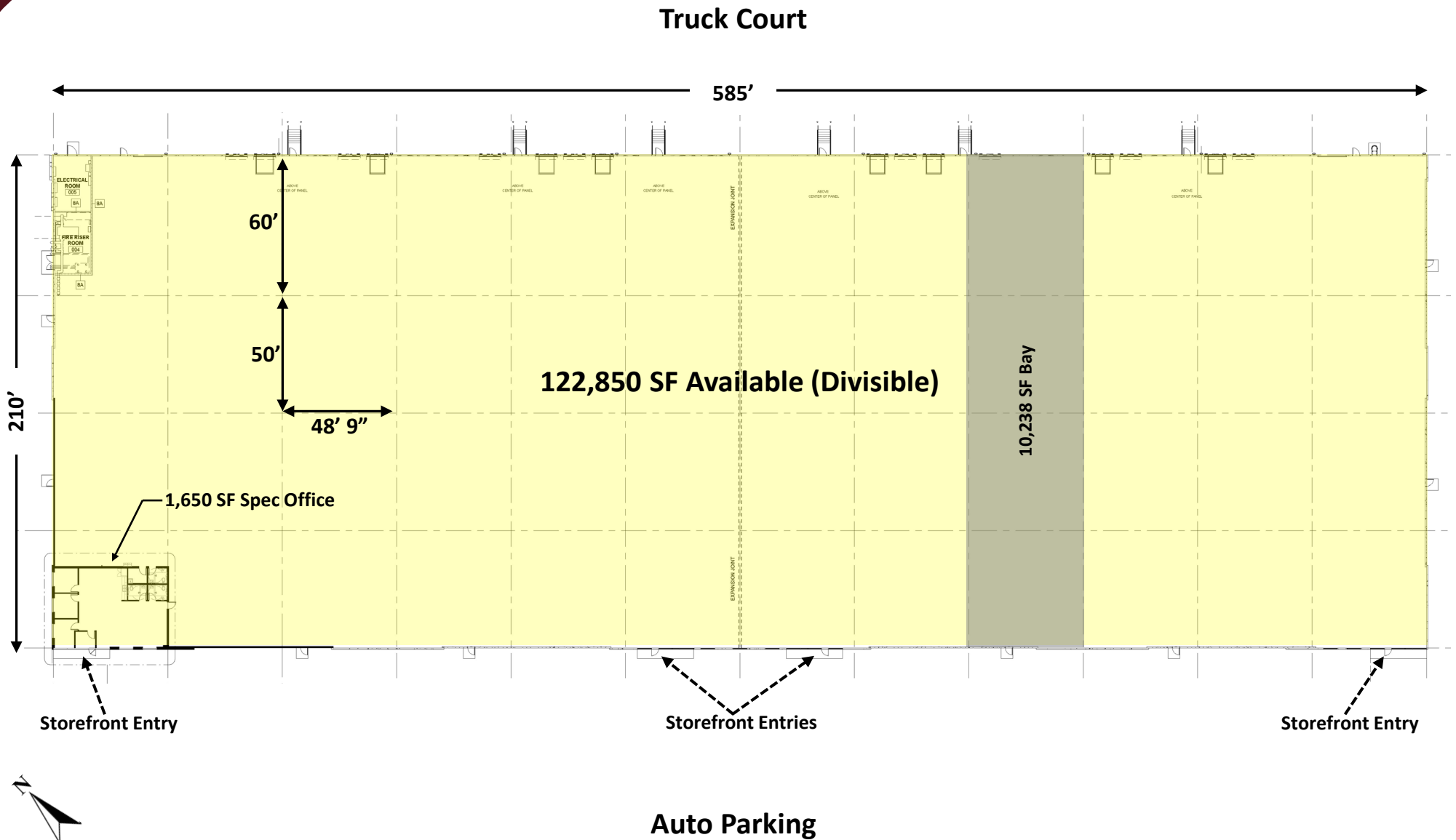
210' Building Depth



9.83 Acres

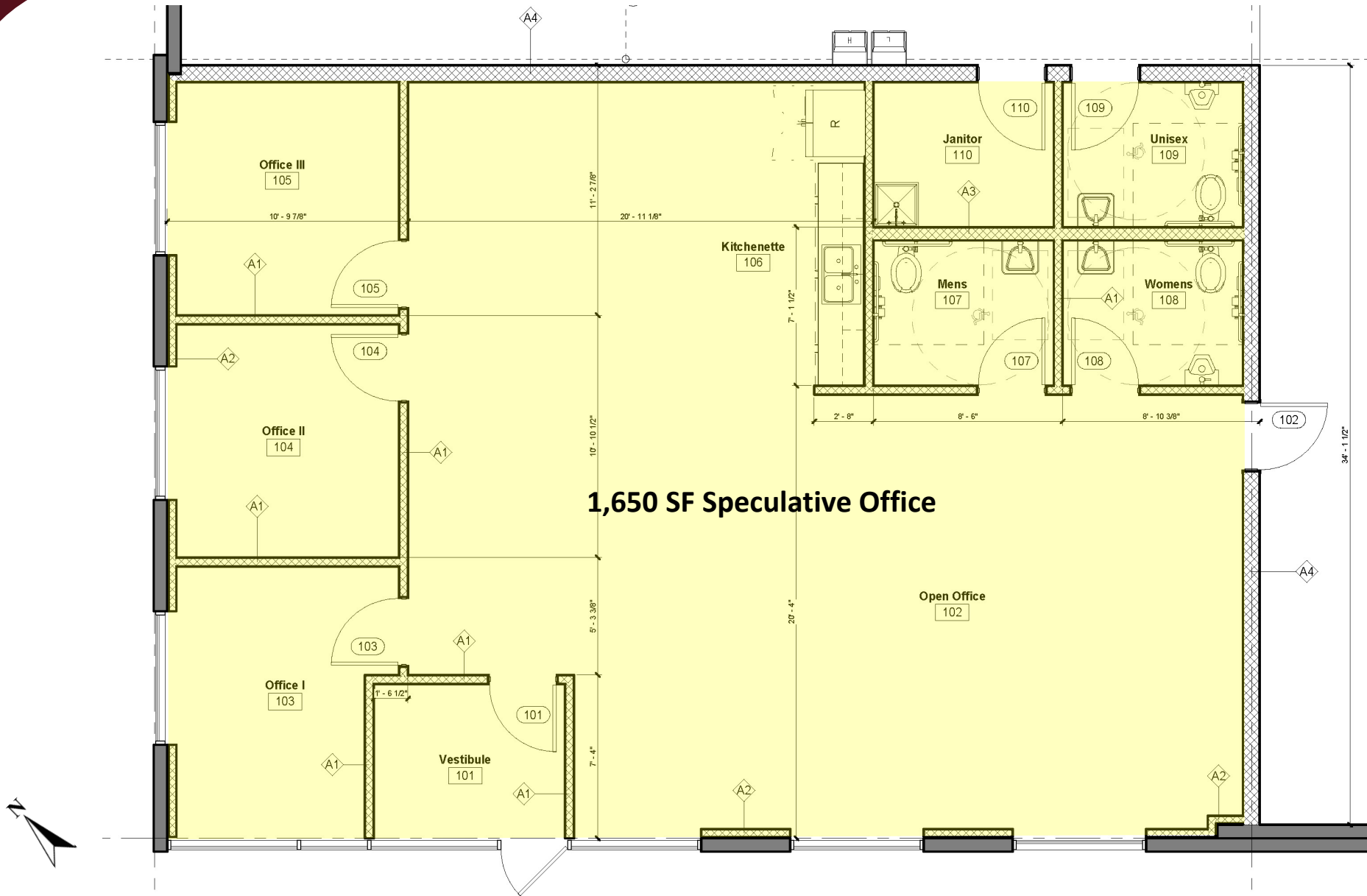
122,850 SF INDUSTRIAL FOR LEASE

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122,850 SF INDUSTRIAL FOR LEASE

1001 INNOVATION WAY, MARYSVILLE, OHIO



PROJECT SPECIFICATIONS

1001 INNOVATION WAY, MARYSVILLE, OHIO

Municipality	City of Marysville, OH
Total Building	122,850 SF
Building Dimensions	210' deep X 585'
Office Improvements	1,650 SF spec office
Site Size	9.83 acres
Divisible Minimum	30,714± SF
Zoning	M/I - Manufacturing / Innovation District
Exterior Walls	Concrete panel, aluminum framed windows
Column Spacing	48' 9" wide X 50' deep
Dock Wall Column Space	60' deep
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
Loading Configuration	Single Load (Rear)
Truck Court	130' depth / 60' concrete pad
Dock Doors	(16) 9' wide X 10' high
Additional Dock Doors	Knock out panels for additional 8 dock doors

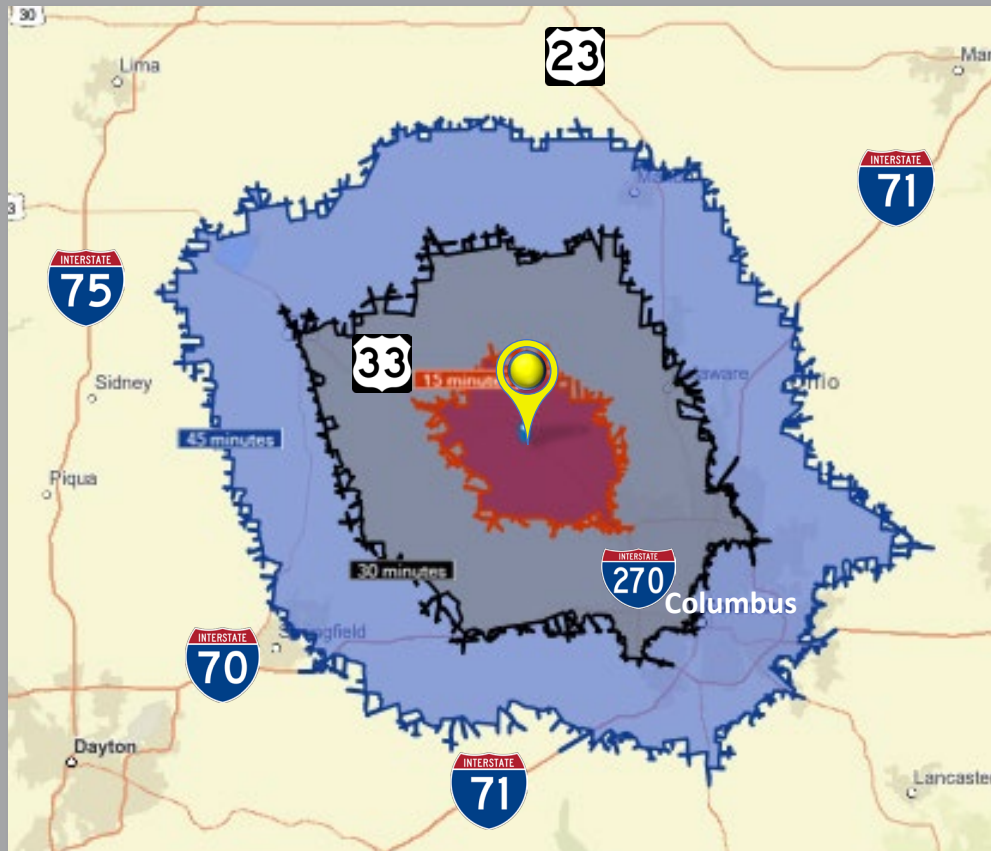
Dock Equipment	35,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet
Drive In Doors	(2) 12'w X 16'h / vision window / electric openers
Auto Parking Building Total	104 spaces (5 ADA accessible) + 18 future
Trailer Parking	35 spaces
Water / Sanitary / Storm Sewer	City of Marysville
Electric Service	277/480V 3 Phase, 1000 AMP panel
Plumbing	Domestic Water & Fire Loop
Telecom	Various providers, D Mark location at utility room
Parcel ID Union County	2900230580030
Signage Potential	Building / Monument / Suite
Airport Access	Union County Airport (MRT) 1.1 Miles Ohio State University Airport (OSU) 21.2 Miles John Glenn Intl (CMH) 36.7 Miles Rickenbacker Intl (LCK) 42.1 Miles
Logistical Access	US 33 via Scottslawn Rd 2.3 Miles to US 33 14.5 Miles to I-270 Columbus Outerbelt 23.5 Miles to I-70 West Side via I-270 23.9 Miles to I-71 North Side via I-270
Corporate Neighbors	Moriroku, Sumitomo EWS, Parker, Scotts Miracle Gro, Continental, International Paper, Nissin, EASE, AMIC

LABOR & DEMOGRAPHICS

1001 INNOVATION WAY, MARYSVILLE, OHIO

45,000+

TRANSPORTATION AND PRODUCTION RELATED
WORKERS WITHIN 30 MINUTES



Within 15 Minutes



55,810
Population



25,396
Employed



733
Transportation &
Warehousing Workers



3,370
Production
Workers

Within 30 Minutes



776,100
Population



407,292
Employed



11,430
Transportation &
Warehousing Workers



33,915
Production
Workers

Within 45 Minutes



1,815,136
Population



967,493
Employed



29,138
Transportation &
Warehousing Workers



67,763
Production
Workers

BETA DISTRICT & 33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO



Where the future is tested in the Columbus Region

WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration — you'll find it here.

THE BETA DISTRICT IS IDEAL FOR

- | | |
|--------------------------|--------------------------|
| AG-TECH | ADVANCED AIR MOBILITY |
| TRANSPORTATION | TECHNOLOGY |
| SMART CITIES | HEALTHCARE |
| LOGISTICS & DISTRIBUTION | INSURANCE |
| FINANCE | AUTOMOTIVE MANUFACTURING |



WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

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. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.



A LIVING LAB WITHIN THE BETA DISTRICT

WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

The Beta District is home to thousands of companies, one of the world's largest research universities, globally recognized names in R&D, and award-winning technology companies.

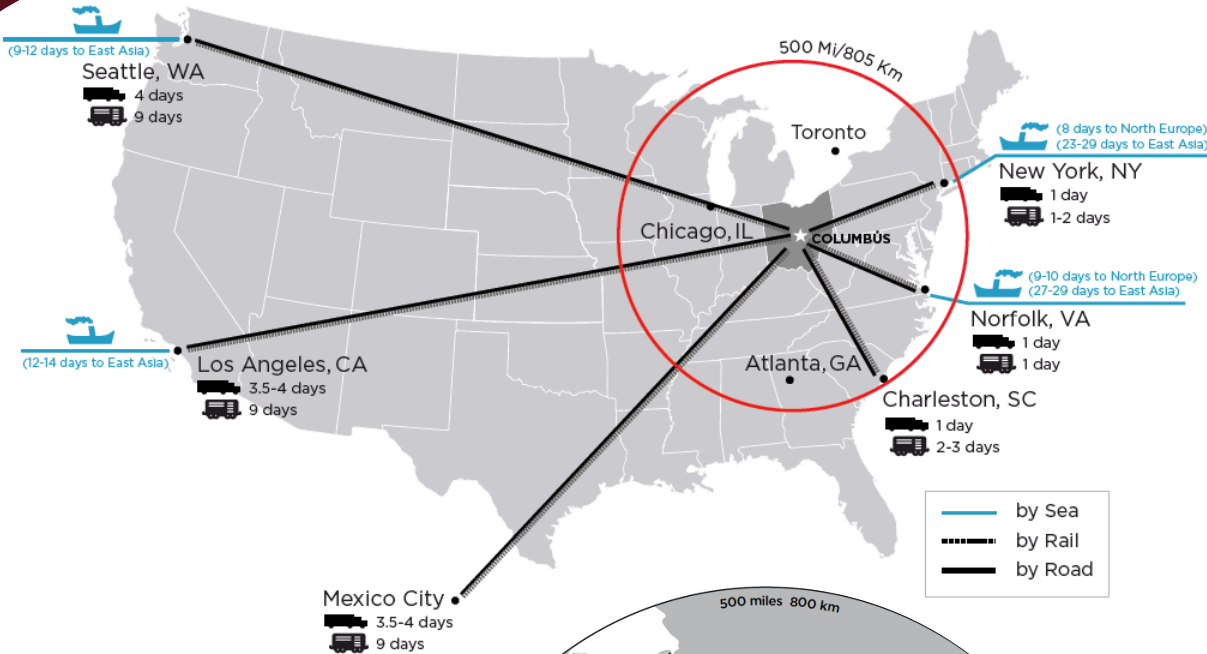
- 35-miles of freeway traveled by 56,000+ vehicles per day from vehicles
- Testing in all four weather seasons
- Testing in rural, exurban, suburban, and urban land-use scenarios
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Three data centers in Dublin

A REGION THAT GIVES YOU A COMPETITIVE ADVANTAGE



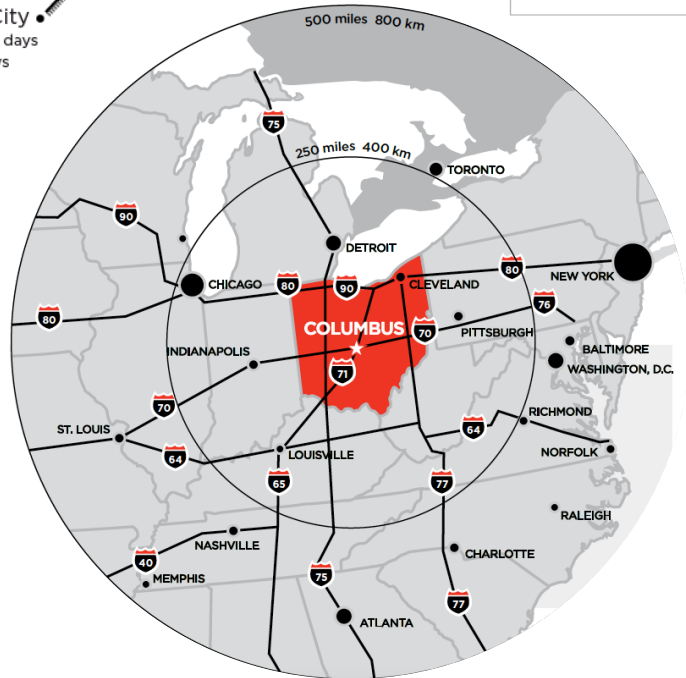
MARKET ACCESS

1001 INNOVATION WAY, MARYSVILLE, OHIO



1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters



Population



2,599,353

50 Mile Radius



33,729,958

250 Mile Radius



138,988,255

500 Mile Radius



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