

10 year, 75% Tax Abatement | Immediate Access to US-33 | Divisible to 20,500 ± SF

Colliers



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

Position your operations at the heart
of Central Ohio's Innovation Corridor
where **Class-A infrastructure** meets
unparalleled access.

Developed by:
HARDY
WORLD LLC





Building Specifications

Building Features

Total Building	122,850 SF
SF Available	20,500 - 92,142 ± SF
Building Dimensions	210' deep X 585'
Office SF	1,704 SF of existing spec office
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	13 - 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

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	35 spaces

Utility Infrastructure

Water / Sanitary / Storm Sewer	City of Marysville
Electric Service	277/480V 3 Phase, 1000 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

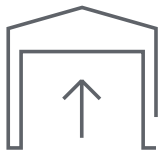
Availability Highlights:



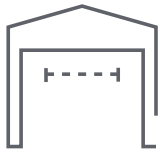
Up to 92,142 ± SF Available



13 Dock Doors



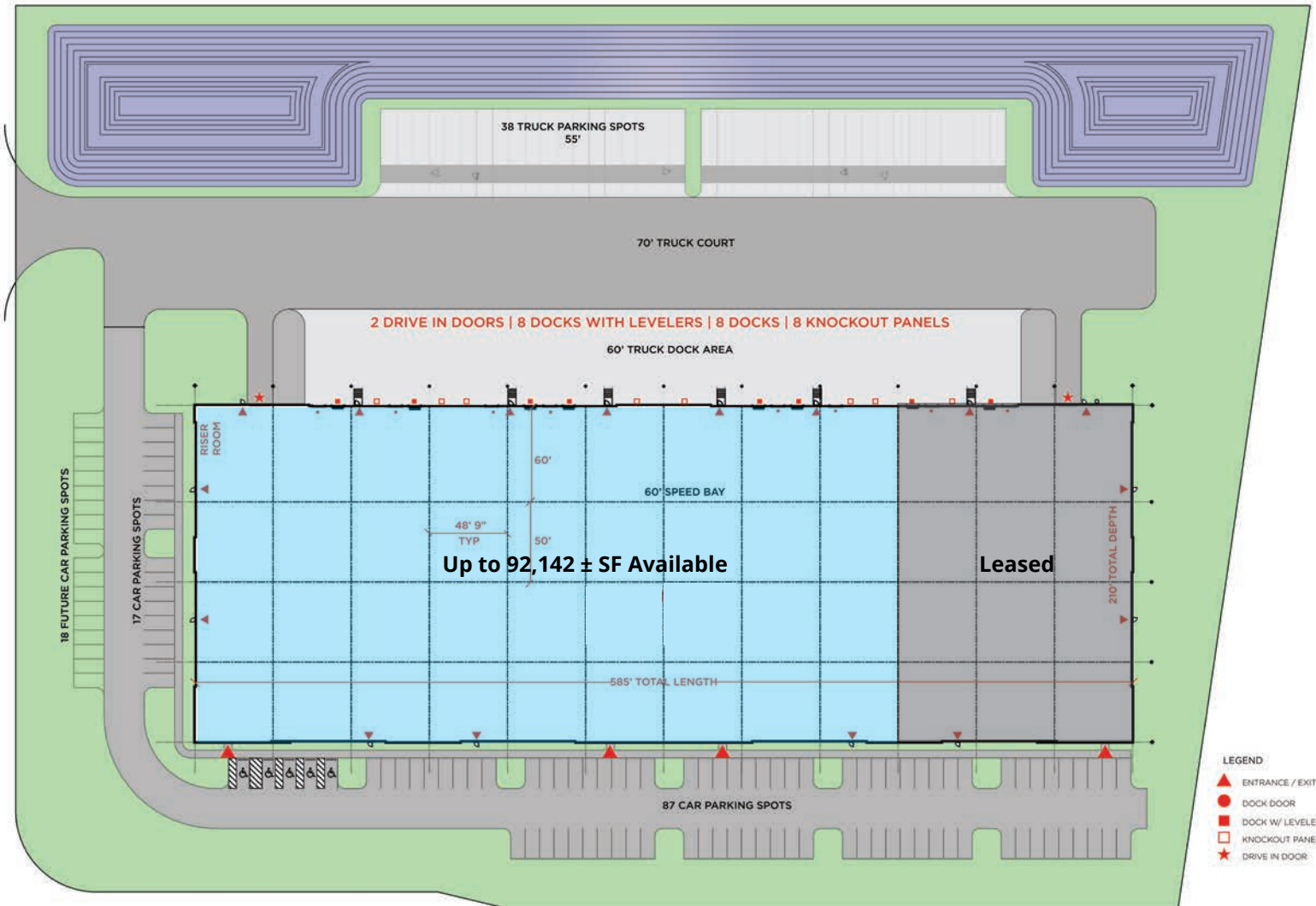
28' Clear Height



48'9" x 50' Column Spacing

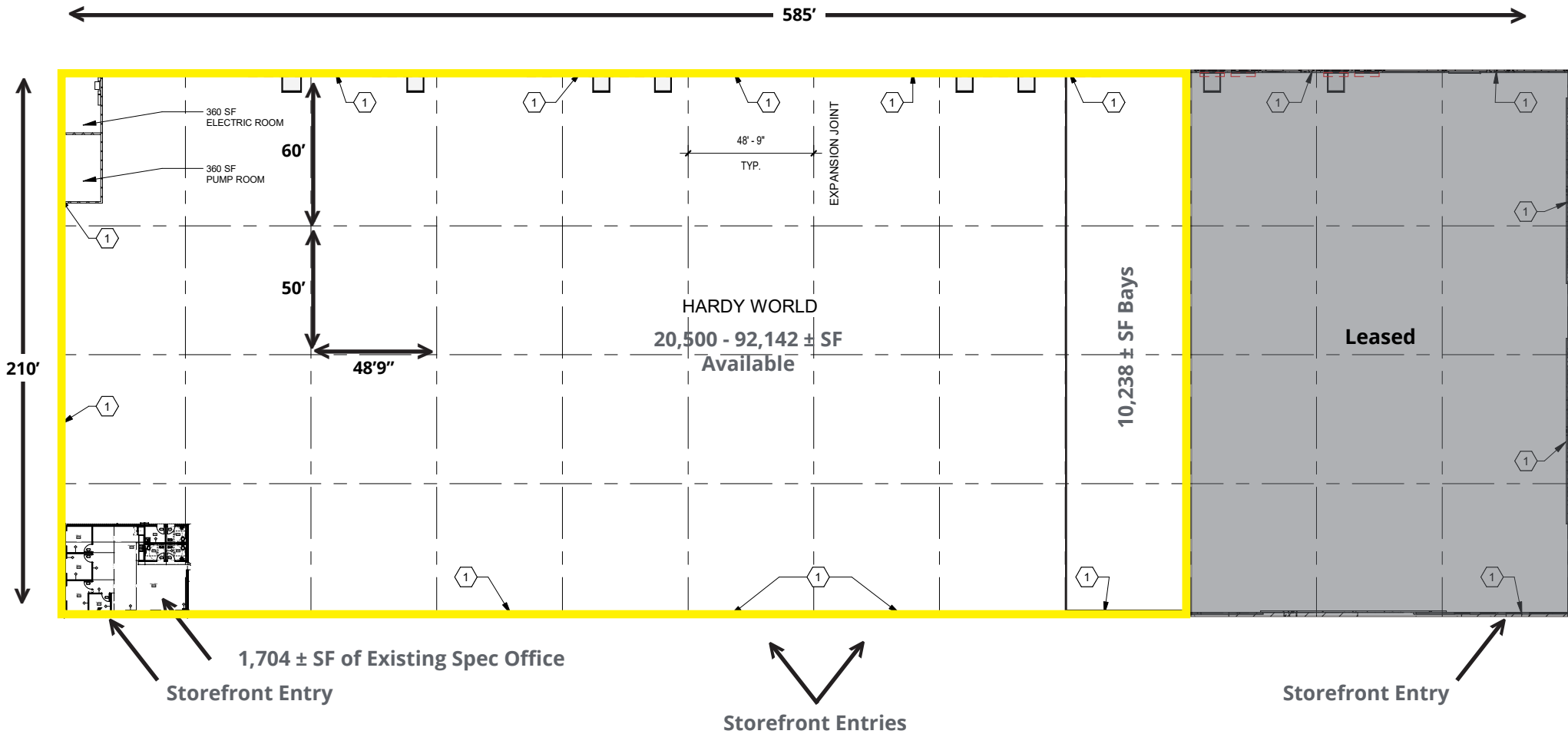


210' Building Depth

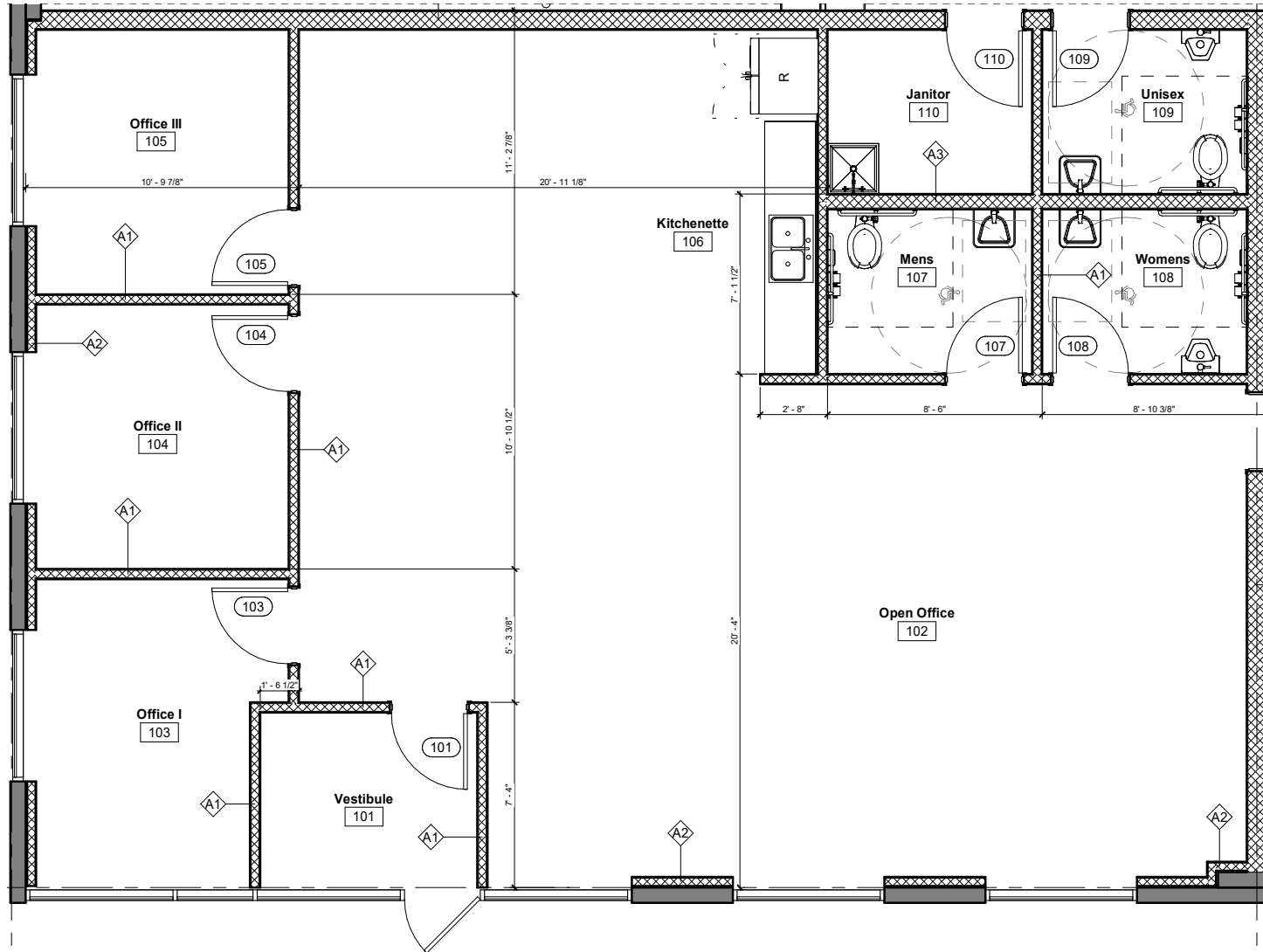




Floor Plan



Spec Office Layout



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



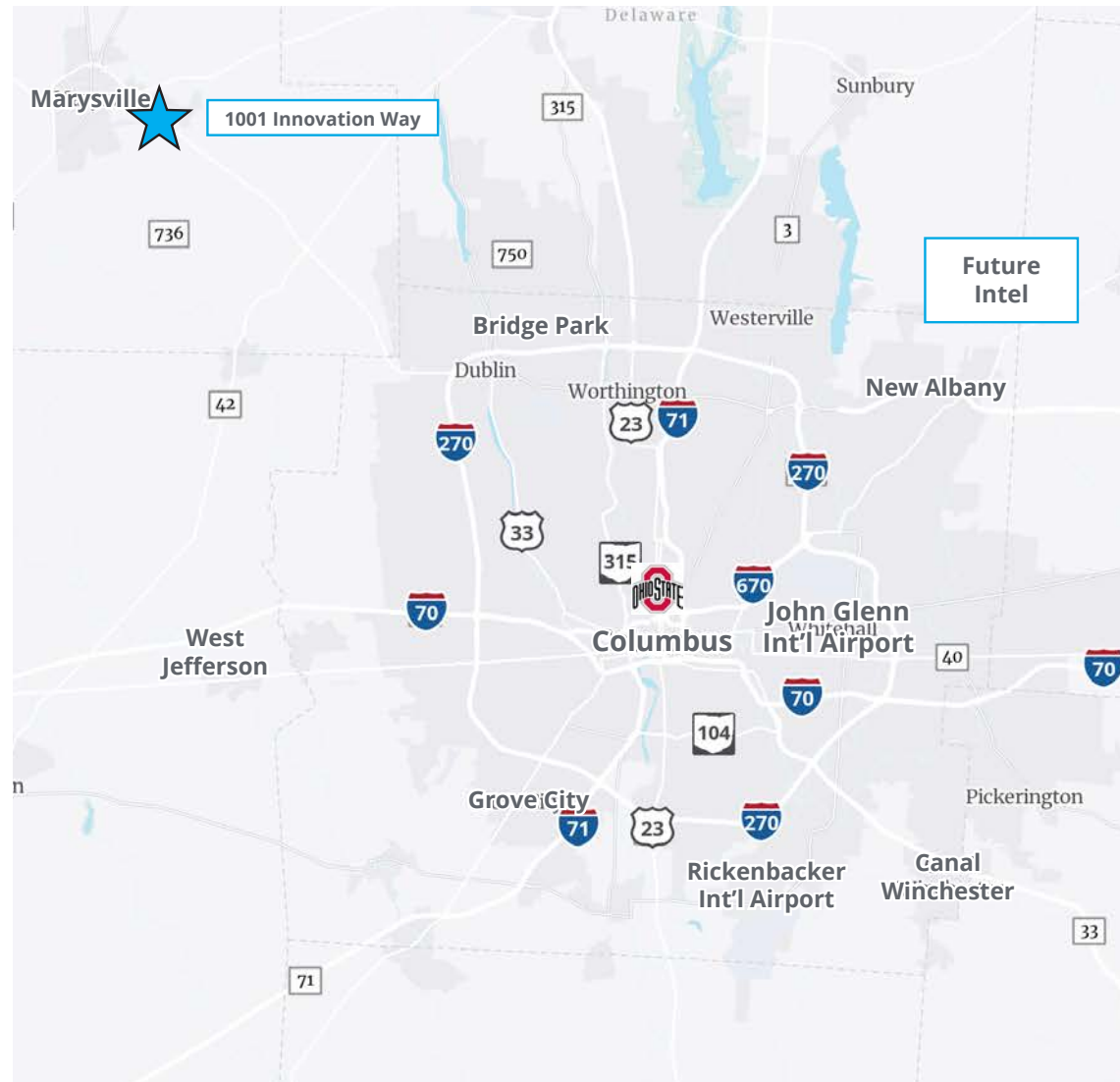
Access to I-71 North Side via I-270

25 minutes
24.0 miles

Airport Access

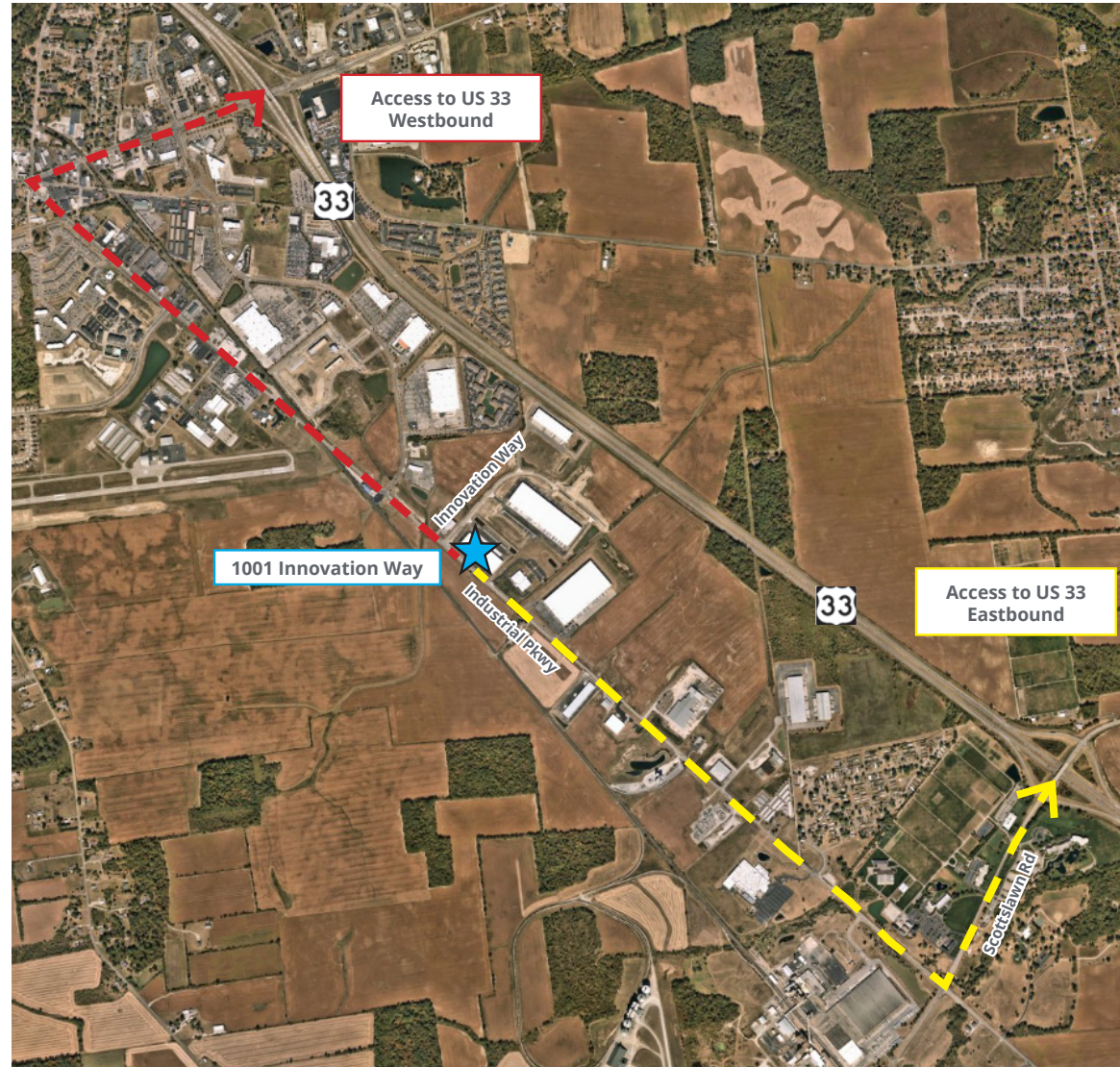


Union County Airport (MRT)	1.8 Miles
Ohio State University Airport (OSU)	20.8 Miles
John Glenn Intl (CMH)	36.1 Miles
Rickenbacker Intl (LCK)	42.8 Miles



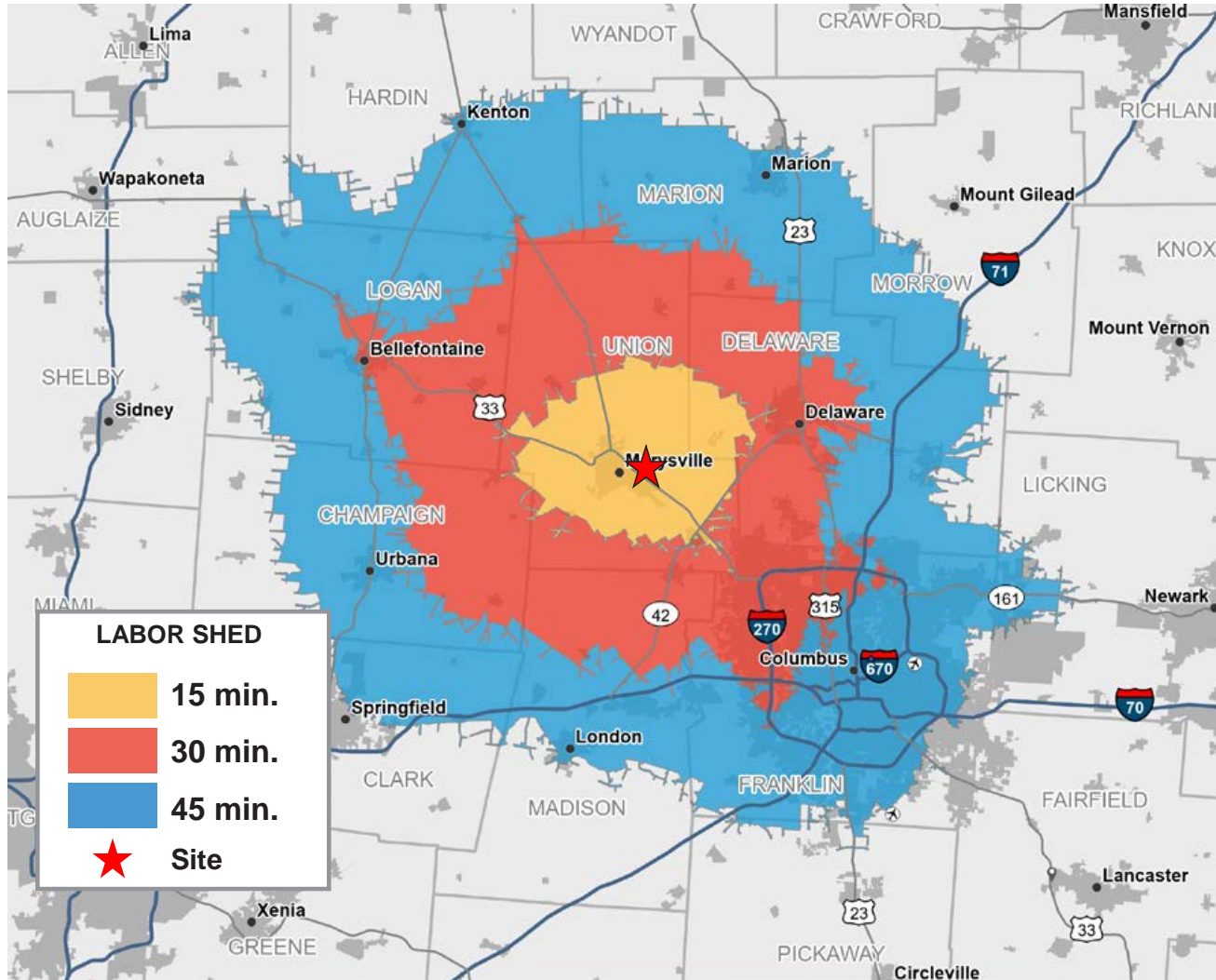
Area Users

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



Source: Esri Business Analyst, 2024.

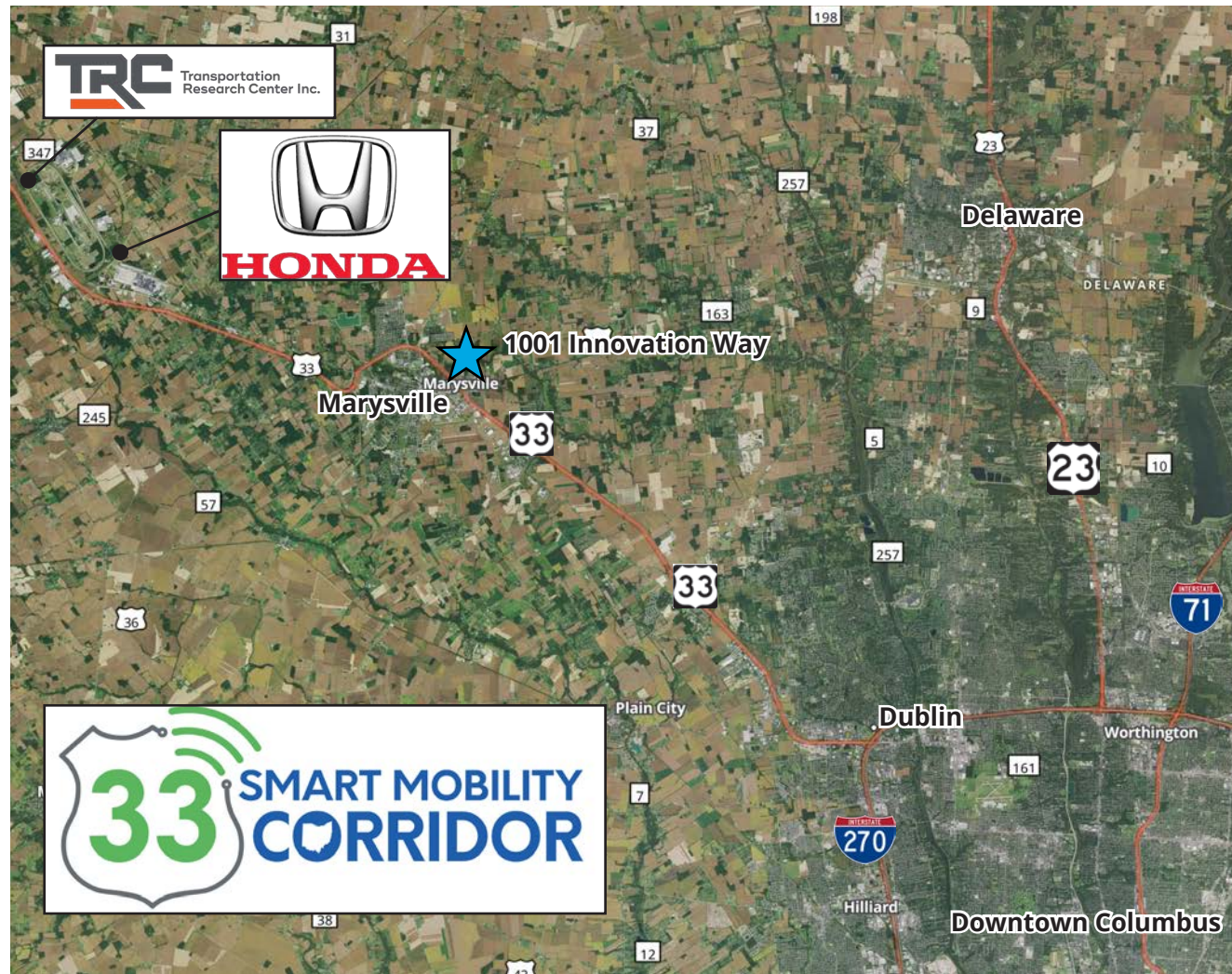
US 33 Smart Corridor

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





Beta District

Why Marysville? The answer is simple:

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:



AUTOMOTIVE
MANUFACTURING



LOGISTICS &
DISTRIBUTION



TRANSPORTATION



INSURANCE



TECHNOLOGY



FINANCE



SMART CITIES



AEROSPACE



Source: TheBetaDistrict.com



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