

7800 WALTON

PARKWAY

FOR LEASE

CLASS A RESEARCH &
DEVELOPMENT / OFFICE
FACILITY ±34,361 SQ. FT
31'6" CLEAR HEIGHT

7800 Walton Parkway, New Albany, OH 43054

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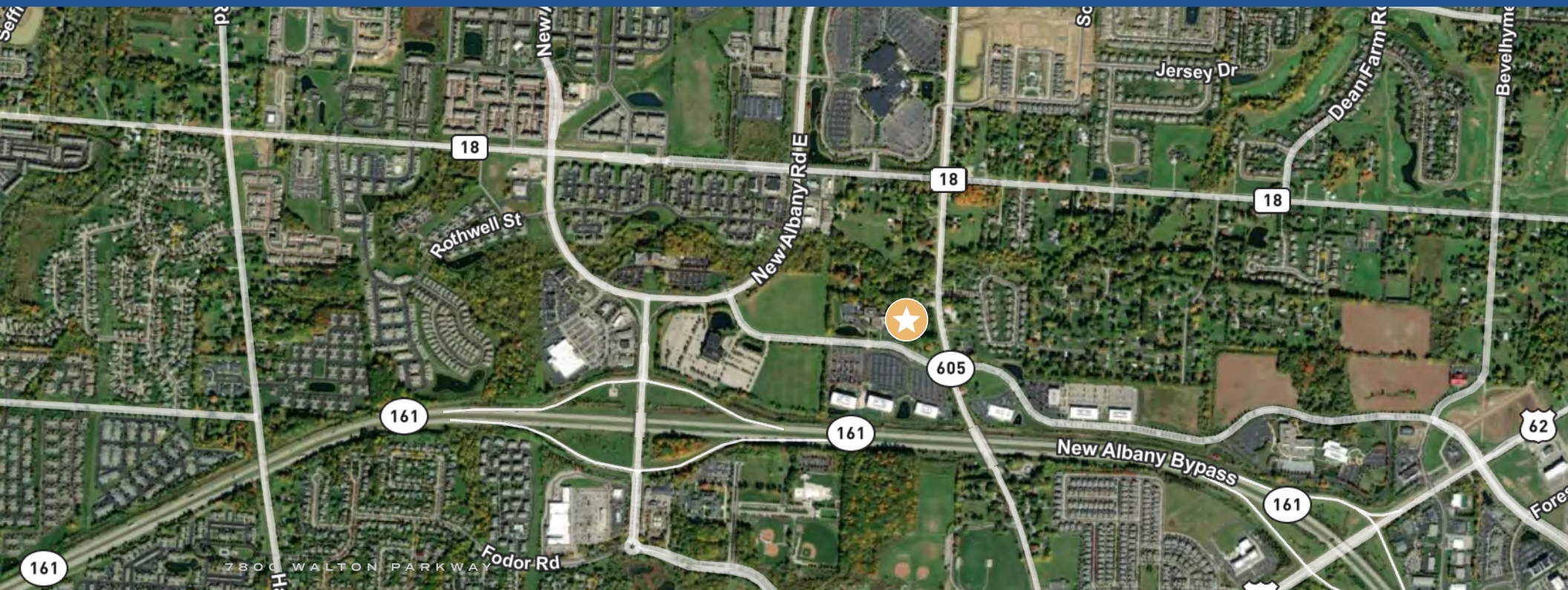


PROPERTY DETAILS

This property offers approximately 35,000 Sq. Ft. of "Class A" Research and Development space, located at 7800 Walton Parkway in New Albany, OH.

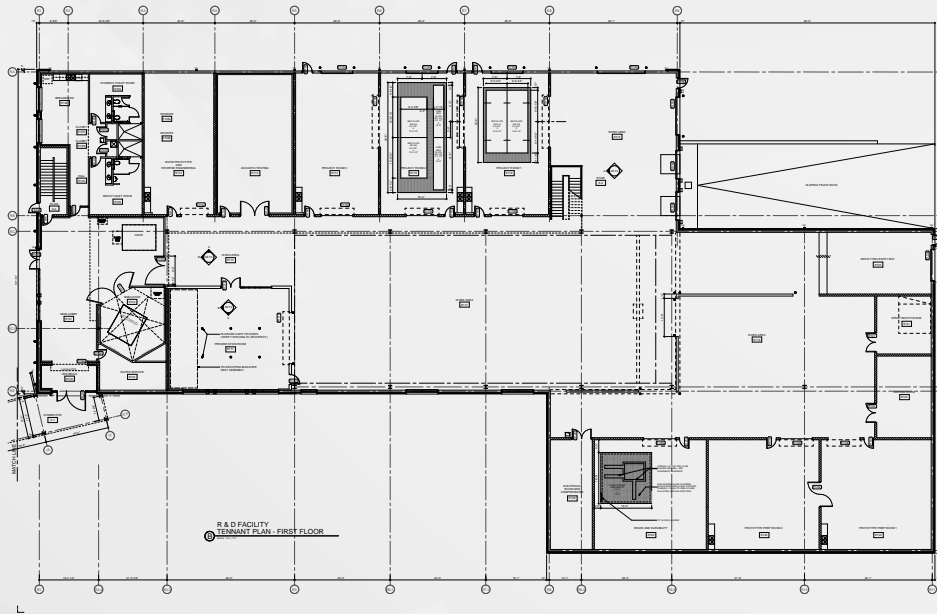
New Albany is home to several prominent headquarter buildings and is surrounded by an abundance of amenities including shopping, restaurants, banks, fitness centers and more. Additionally, the site is located approximately 5 minutes from the Columbus Outerbelt (I-270) and SR 161.

BUILDING SIZE	34,361 Square Feet
SITE SIZE	11.245 Acres
DIMENSIONS	101' 10"x 282'
CAR PARKING	70 spaces
DOCKS	2 Docks
DRIVE-INS	5 Drive-Ins
TRUCK COURT	10
HVAC	Fully Air Conditioned
FIRE SUPPRESSION	Wet Pipe Fully Suppressed
ELECTRIC	Existing fit-out fully powered
CLEAR HEIGHT	31'6"
LIGHTING	LED w/ Occupancy Sensors
POWER	480Y/277 V, 3 phase, 3000 Amps
SECURITY	Fully prepped for existing exterior door card reader activation
COMMUNICATION FIBER LINES	Two separate communication fiber lines are existing and ready to be connected

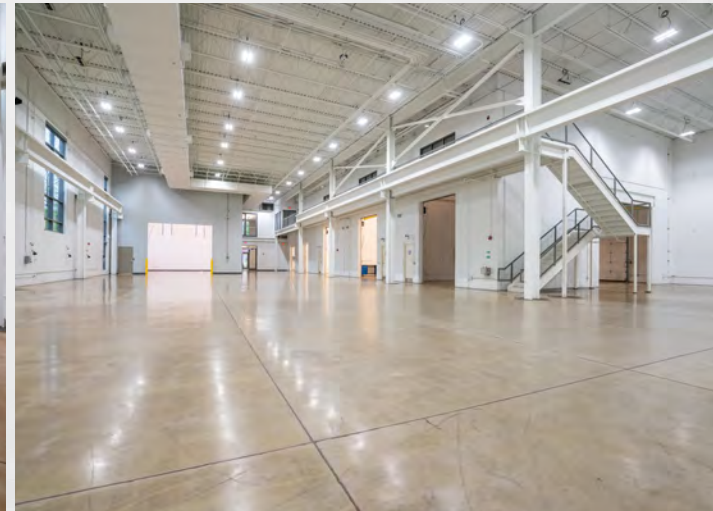
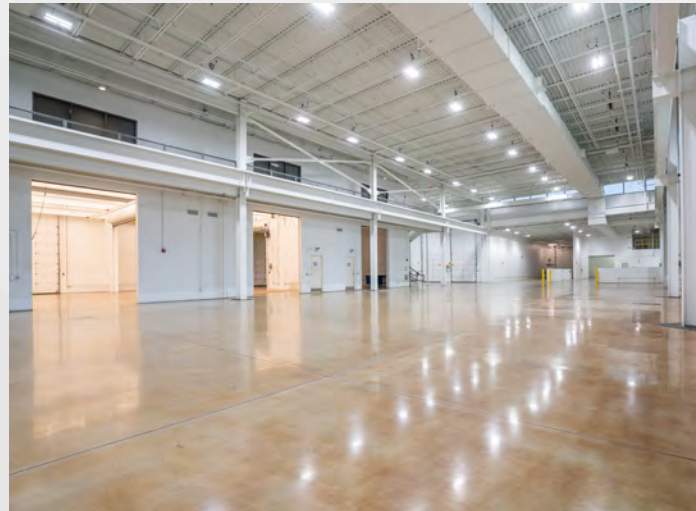
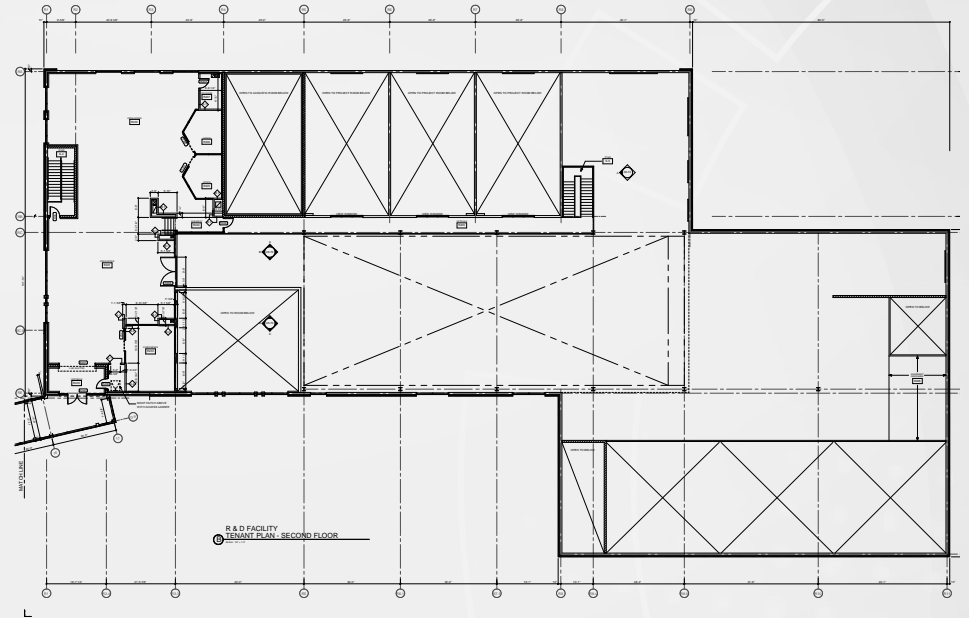


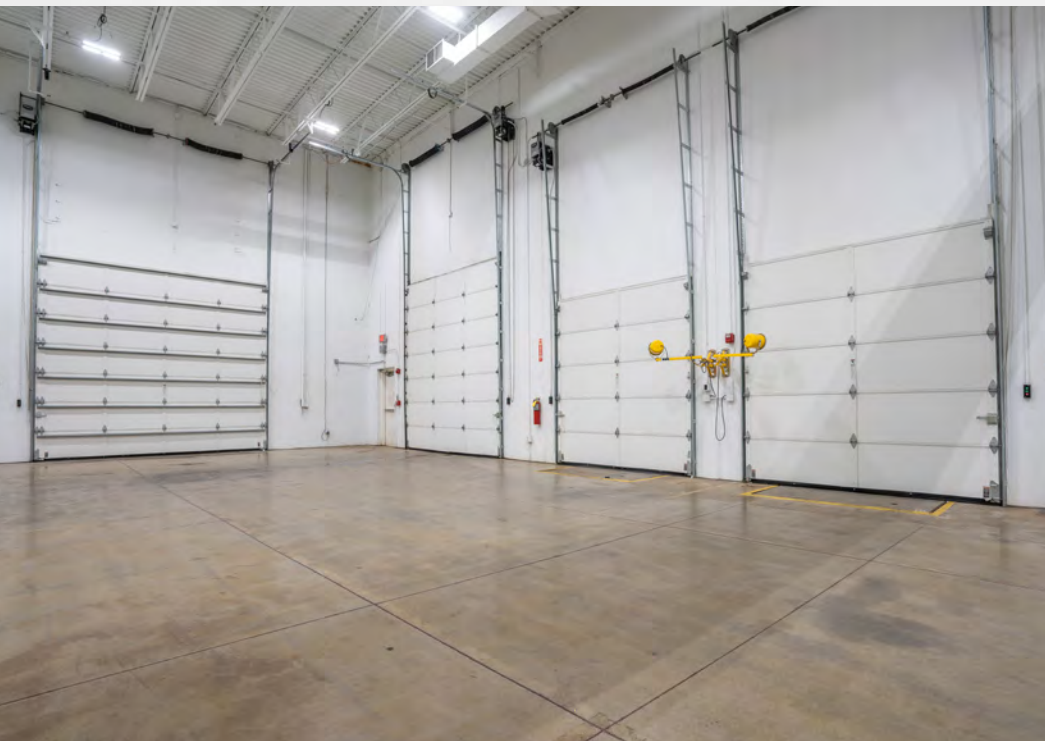
FLOOR PLANS

FIRST



SECOND





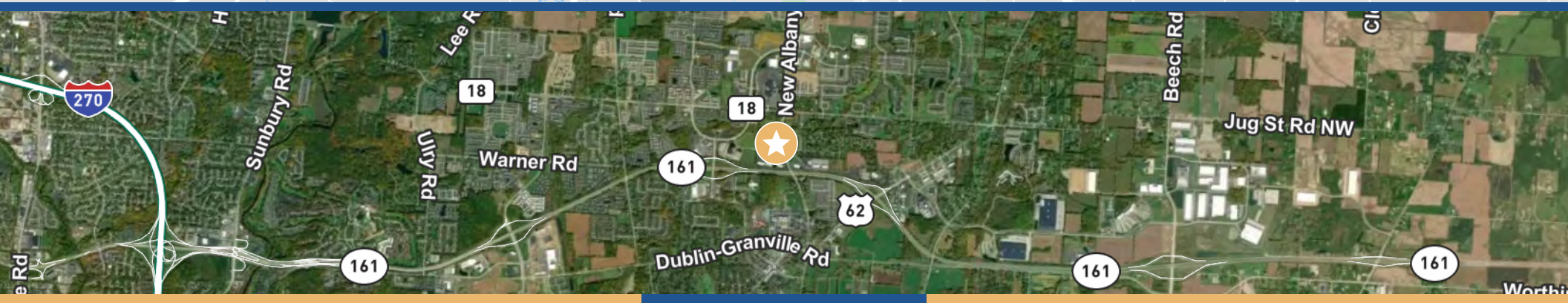
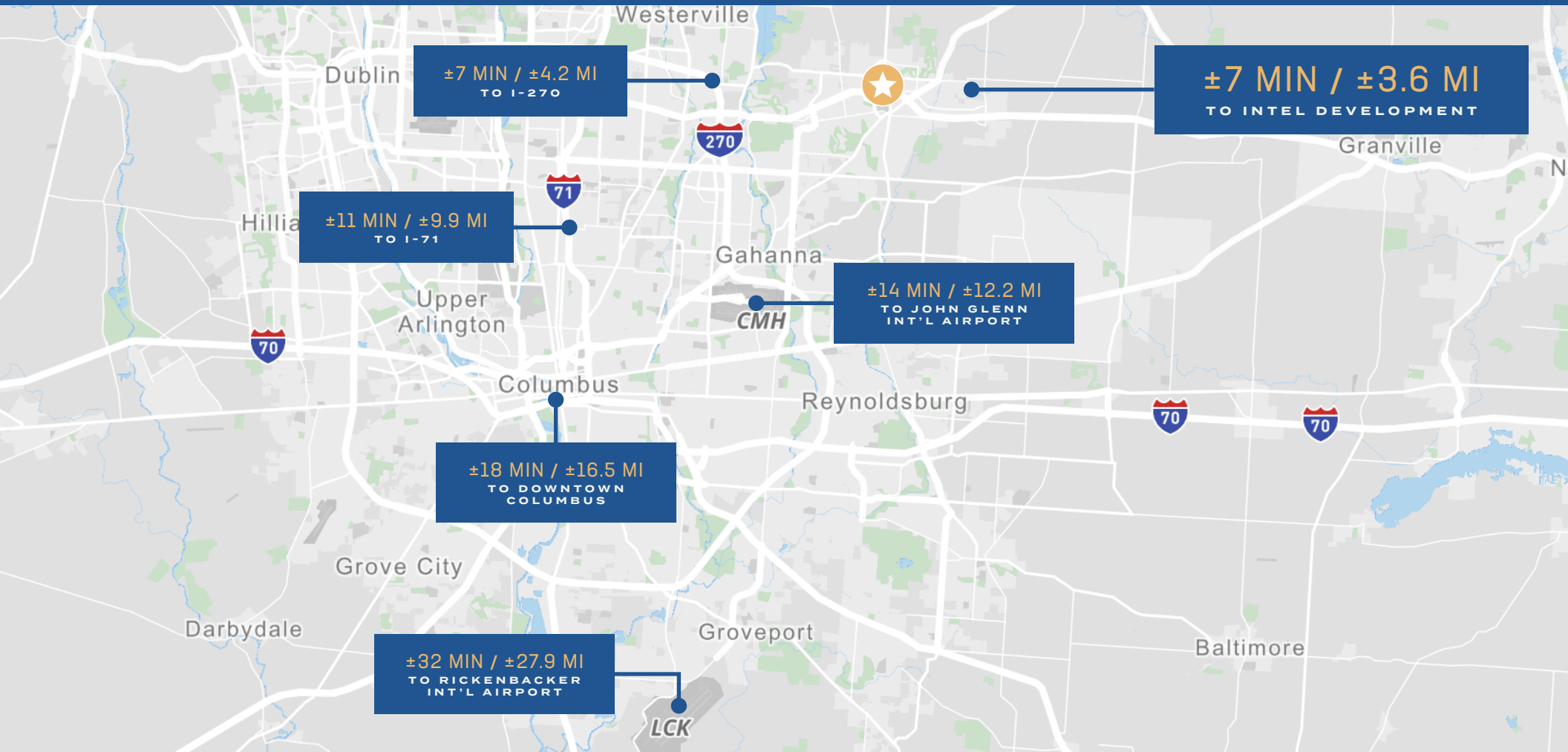




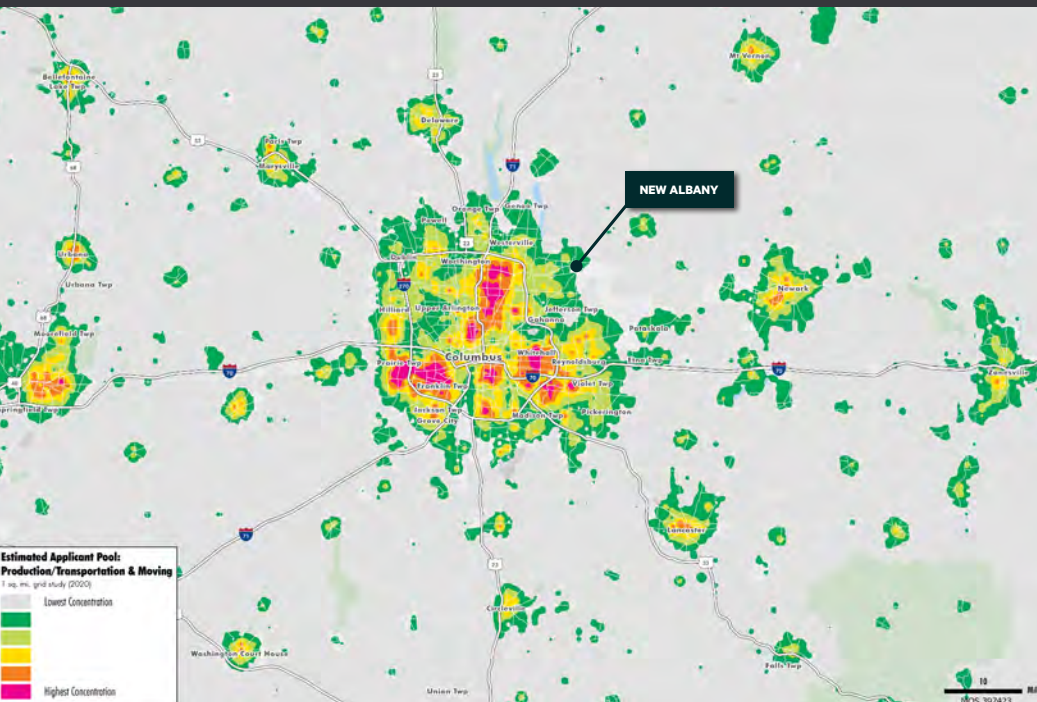
PRIME LOCATION IN NEW ALBANY



PROXIMITY TO COLUMBUS



LABOR CONCENTRATION AND DRIVE TIMES



4.00%

UNEMPLOYMENT RATE
DECEMBER 2024

~0.77%

2020-2024 ANNUAL POPULATION
GROWTH RATE

61.80%

LABOR PARTICIPATION
RATE

\$22.32 / HR

AVERAGE PRODUCTION
WAGES

\$21.94 / HR

AVERAGE LOGISTICS
WAGES

	WITHIN 15 MINS	WITHIN 30 MINS	WITHIN 45 MINS
2024 POPULATION CURRENT YEAR ESTIMATE	254,230	1,559,612	2,029,840
HOUSEHOLD INCOME \$100,000+	45,650 - 45%	252,526 - 40%	330,105 - 41%
2024 EMPLOYED CIVILIAN POPULATION 16+	141,109	828,799	1,067,580
PRODUCTION WORKERS	5,258 - 3.7%	33,561 - 4.0%	48,391 - 4.5%
TRANSPORTATION AND MATERIAL MOVING	10,125 - 7.2%	64,571 - 7.8%	84,869 - 7.9%

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