

9,360 - 93,439 SF For Lease  
New Class A Industrial Development  
Building I - 9490 Innovation Campus Way



DEVELOPED BY:

**Tenby**  
PARTNERS

# NEW ALBANY INNOVATION CENTER

9490 Innovation Campus Way, New Albany, OH

# SITE PLAN



# BUILDING SPECIFICATIONS

| Building I                 |   |
|----------------------------|---|
| <b>Address</b>             | 9490 Innovation Campus Way, New Albany, OH  |
| <b>Parcel ID</b>           | <a href="#">093-106422-00.005</a>   |
| <b>Suite Size</b>          | ±9,360 - 93,439 SF  |
| <b>Park Acreage</b>        | ±22.97 Acres  |
| <b>Building Dimensions</b> | 156' x 780'   |
| <b>Column Spacing</b>      | 60'W x 52'D   |
| <b>Clear Height</b>        | 28'   |
| <b>Dock Doors</b>          | 10 docks with the ability to expand   |
| <b>Drive In Doors</b>      | 3 doors with the ability to expand  |
| <b>Utilities</b>           | All on Site - Electric: AEP and The Energy Co-op, Gas: Columbia and The Energy Co-op, Water & Sewer: City of Columbus, Fiber: AT&T and Spectrum |
| <b>Power</b>               | 3,000 amps 480V 3-Phase service. Up to 20MW of power is available to the site.  |
| <b>Office</b>              | Future 2,500 Sq. Ft spec office   |
| <b>Parking</b>             | ±180 Spaces   |
| <b>Zoning</b>              | <a href="#">GE - General Employment</a>   |
| <b>Incentives</b>          | 15-Year 100% Tax Abatement  |



# PROPERTY OVERVIEW

Experience unparalleled growth and opportunity at this ±22.97 acre site located in New Albany. This Class A speculative development is strategically located south of the Intel campus and is in the heart of New Albany's Industrial Park.

New Albany offers a unique blend of amenities, including top-rated schools, upscale shopping, and world-class dining. As the demand for industrial and data center space continues to skyrocket, this site is the perfect opportunity for forward-thinking businesses to establish a foothold in one of the nation's most dynamic and innovative regions.

This is a great opportunity for industrial and data center users.





HARRISON RD NW

INNOVATION CAMPUS WAY



[Click here to view drone footage \(6/2026\)](#)



# PRIME LOCATION IN NEW ALBANY



**LEGEND (±)**

|  |   |
|--|---|
|  | Meta Development = ±594 Acres                   |
|  | Intel Development = ±850 Acres                  |
|  | VanTrust New Albany Tech Park = ±53.42 Acres    |
|  | Amazon Web Services Development = ±400 Acres    |
|  | Microsoft Corporation Development = ±184 Acres  |
|  | Lucta Development = ±12 Acres                   |
|  | Canopy 5 Development = ±30 Acres                |
|  | QTS Data Center Development = ±333 Acres        |
|  | Vantage Data Center Development = ±58 Acres     |
|  | Cologix Data Center Development = ±154 Acres    |
|  | EdgeConnex Data Center Development = ±351 Acres |
|  | Google Development = ±84 Acres                  |
|  | Cyrus One Development = ±94 Acres               |
|  | The New Albany Company Development = ±82 Acres  |
|  | Panattoni Development = ±24 Acres               |

# SITE ACCESS



**±18.5**

MILES TO JOHN GLENN  
INTERNATIONAL AIRPORT



**±10.2**

MILES TO I-270



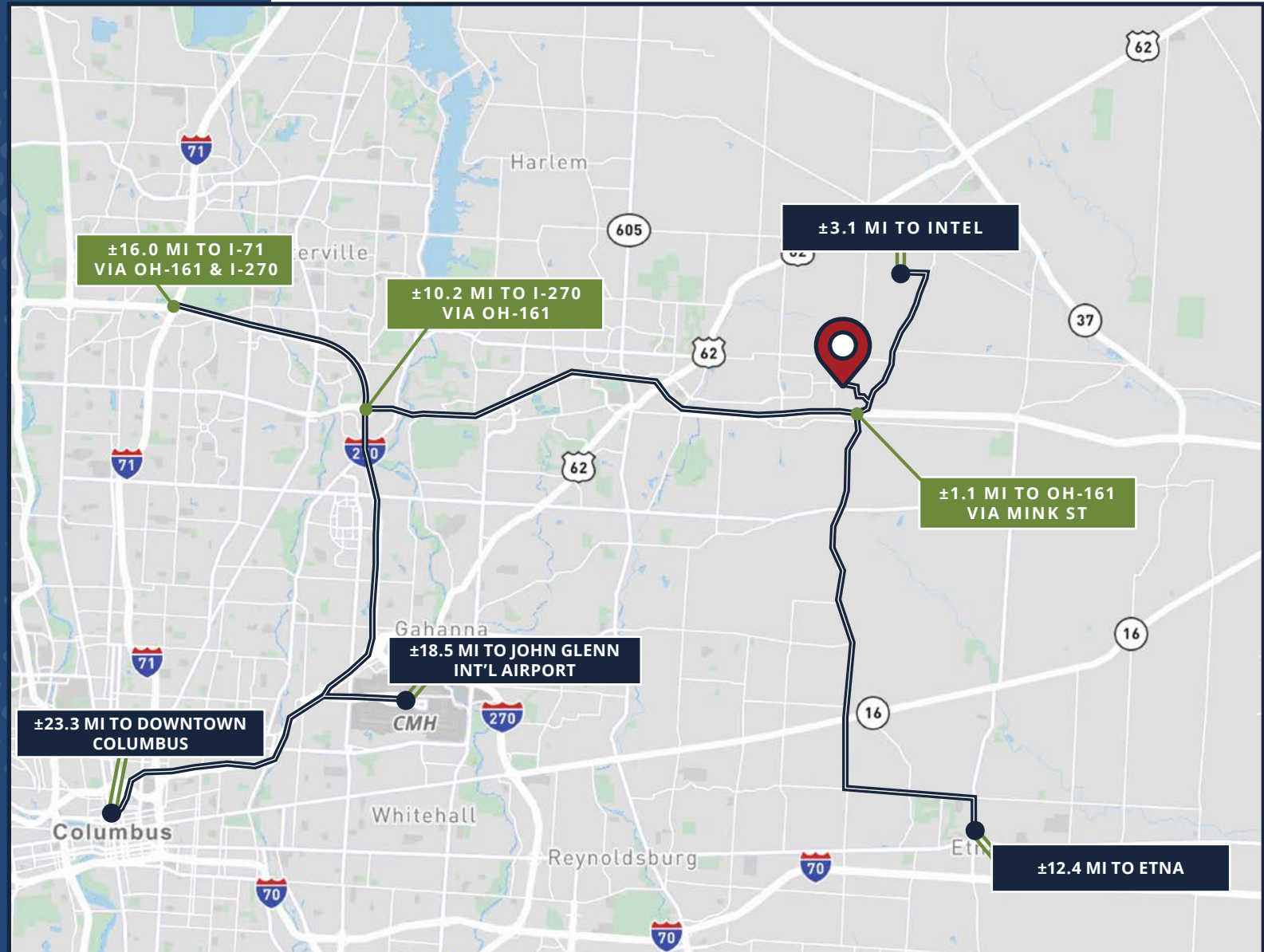
**±3.1**

MILES TO INTEL  
MANUFACTURING SITE

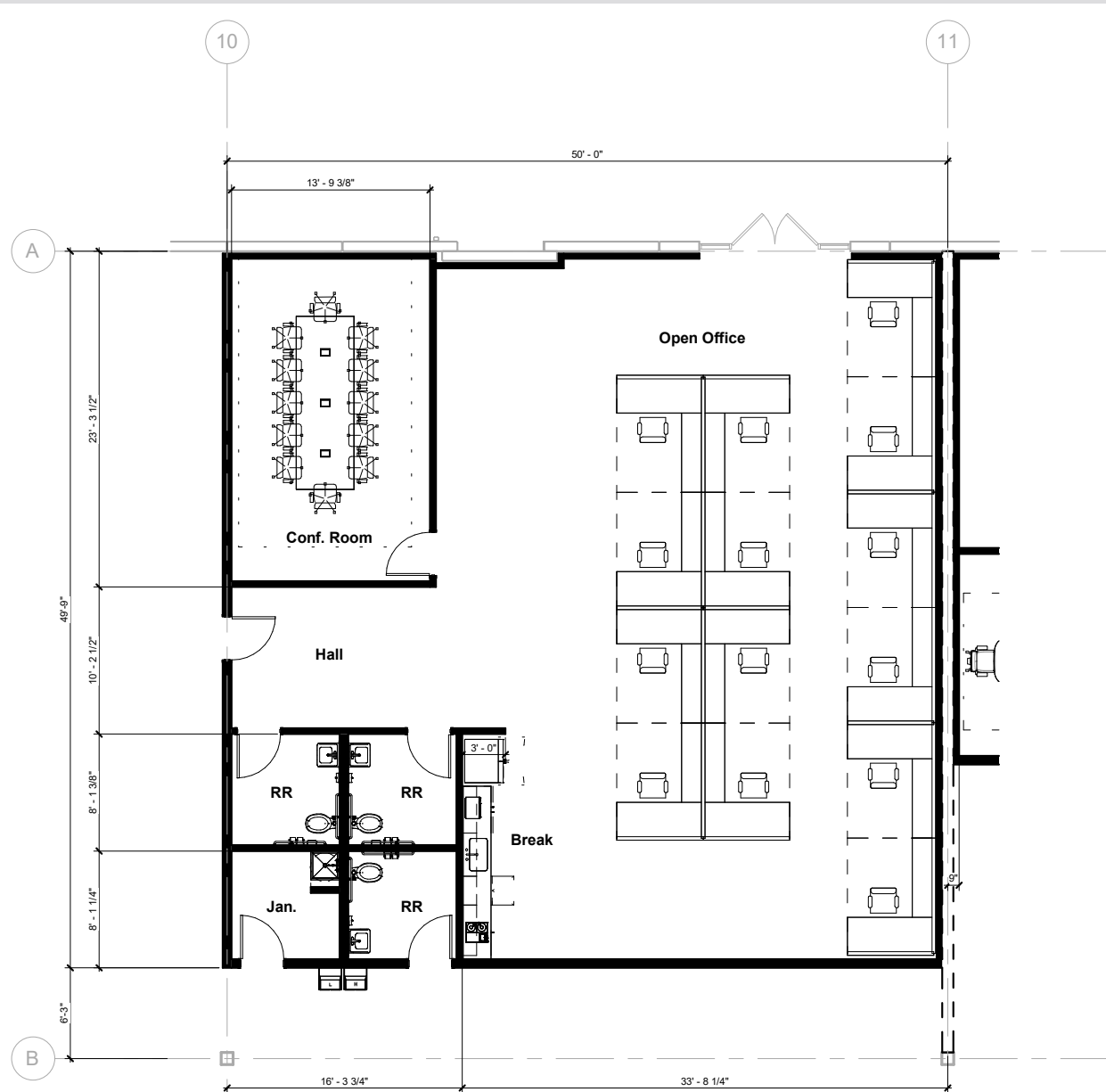


**±12.4**

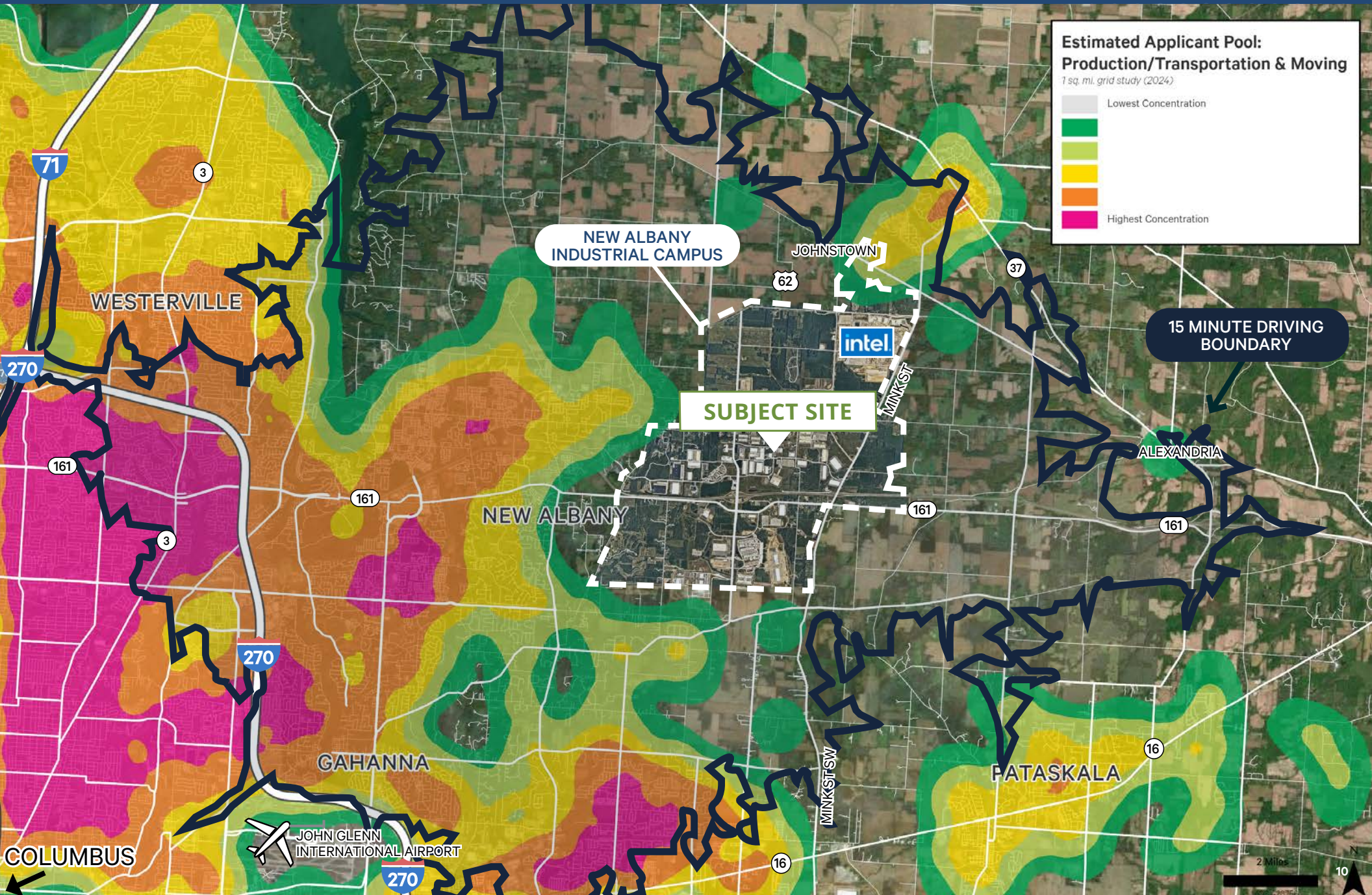
MILES TO I-71



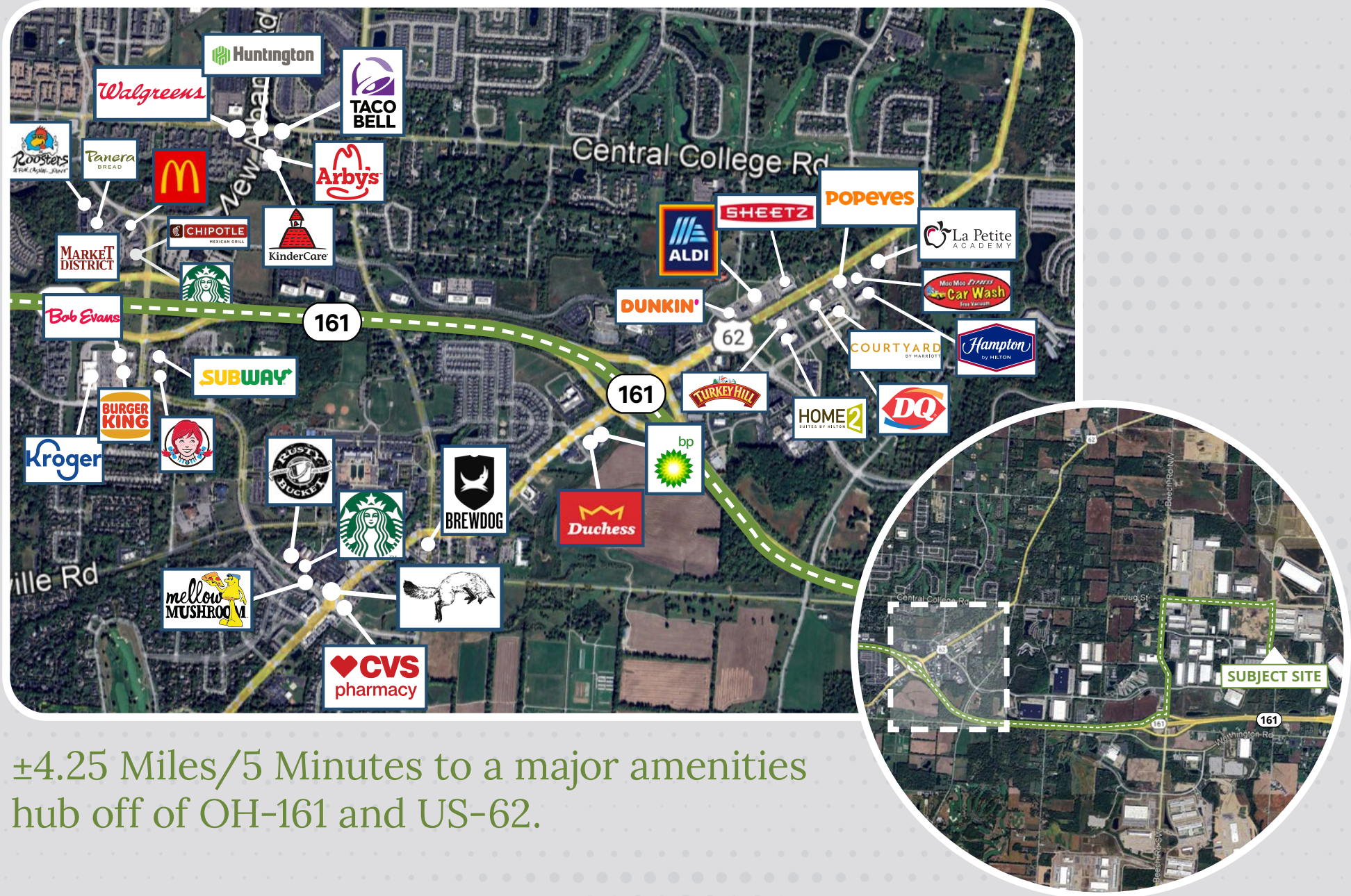
# SPEC SUITE PLAN



# LABOR & DRIVE TIME BOUNDARY



# AMENITIES IN THE AREA



±4.25 Miles/5 Minutes to a major amenities hub off of OH-161 and US-62.



# NEW ALBANY INNOVATION CENTER

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**CBRE**

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