



OFFERING MEMORANDUM

8600 SMITHS MILL ROAD

NEW ALBANY, OH 43054

8600 SMITHS MILL RD | FOR SALE

8600 Smiths Mill Road is a Class A Trophy Office Building located in the Heart of New Albany, Ohio. This three-story 163,944 SF office building is an ideal location for an office head quarter and is strategically located in close proximity to Google, Intel, Amazon, Facebook, Amgen and Abercrombie and Fitch. The site is accessed through a full-service interchange via Beech Road and St. Route 161 and the immediate adjacent property is American Electric Power's Transmission Headquarters.



Situated within the expansive 6,000-acre New Albany International Business Park, this strategically designed business hub ranks as one of the nation's largest and is experiencing rapid growth in the Midwest.



PARKING

3.27/1,000
RSF



BUILT

2019



BUILDING SIZE

Approximately
164,000 sf



OFFICE

This building is
in excellent
condition and is
move-in ready



TAX ABATEMENT

15-year, 100%
real estate tax
abatement until
completion

PROPERTY HIGHLIGHTS



SITE SIZE

Situated on a 20± acre site located at 8600 Smiths Mill Road in New Albany, Licking County, Ohio

BUILDING SIZE

A 163,994 sf, three-story mid-rise multi-tenant office building with an additional +/- 23 acres immediately to the East, that can be made available.

YEAR BUILT

2019

ACCESS

Vehicular access to the site is available from one (1) private access drive and a single shared drive located immediately west of the property on the southern border

UTILITIES

Water, Sewer, Gas, Electric

ZONING

GELO & CPUD (General Employment Limited Overlay & Comprehensive Planned Unit Development)

AREA INFLUENCES

Google, Facebook, Intel, Amazon, Amgen and Limited Brands. The site location is also influenced by the proximity to the CBD and access to/from the primary transportation routes (SR 161)

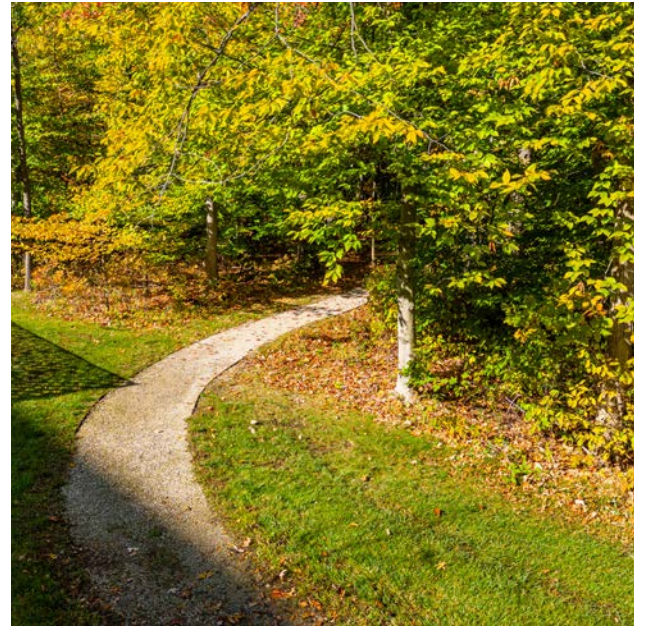
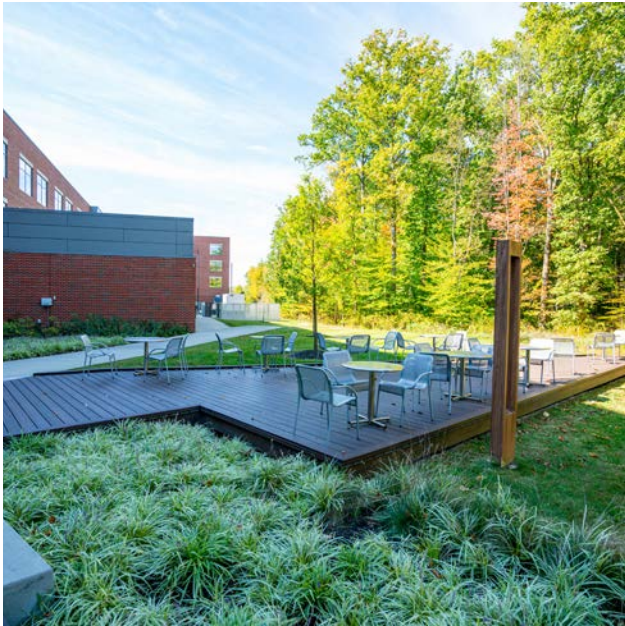
SITE IMPROVEMENTS

Shared monument sign, good quality landscaping, concrete walks, exterior lighting, brick/metal trash enclosures, bicycle racks, and concrete bollards. The site also includes a paved-and-stripped parking lot with roughly 380 spaces

TRADE AREA

The trade area is a desirable commercial, residential, and industrial location with ongoing development and expansion. A strong environment exists for the continued use of the subject property as an office building

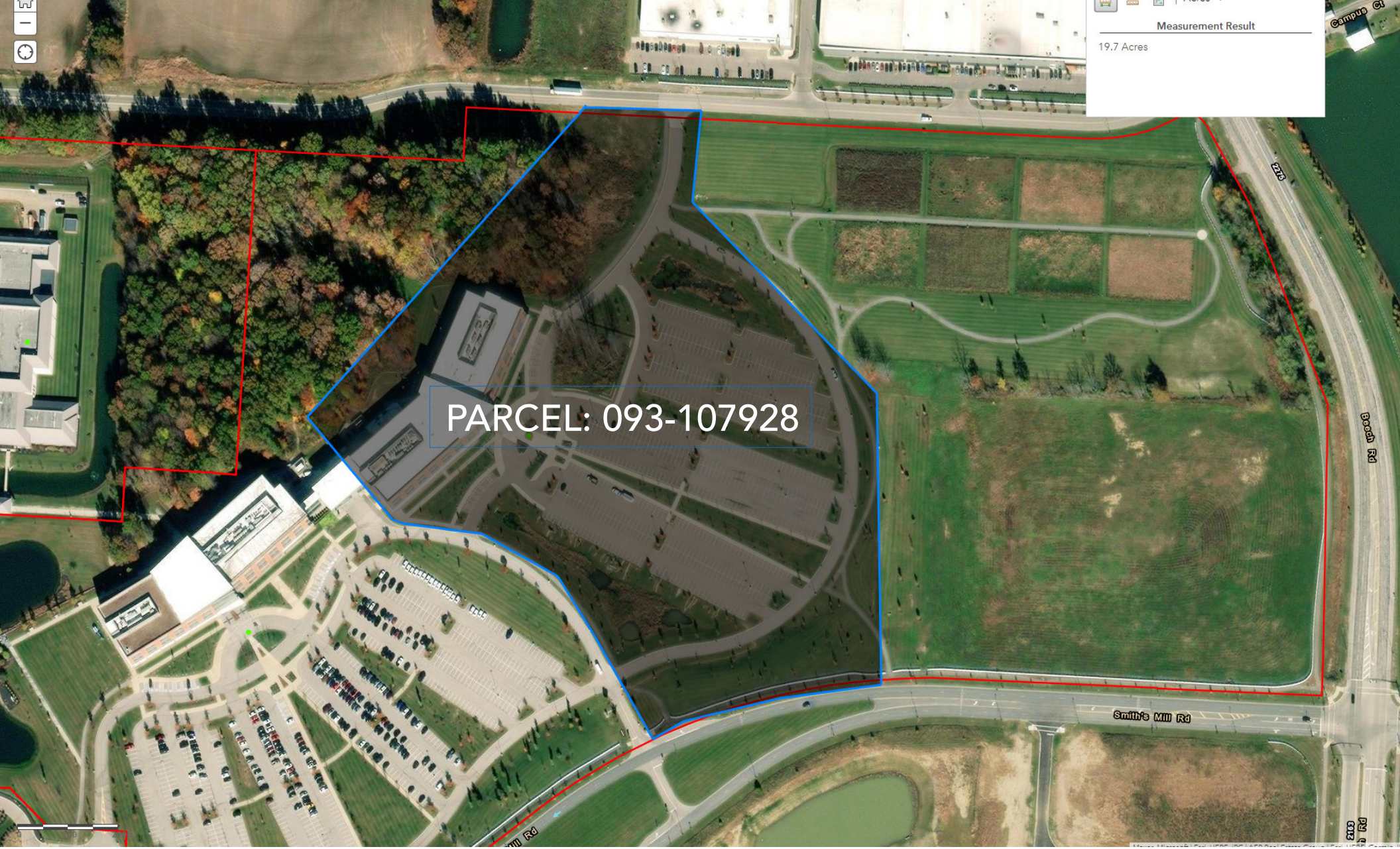
PROPERTY PHOTOS



PROPERTY PHOTOS







PARCEL ID & **PROPERTY OUTLINE**



NEW ALBANY LINKS

INTEL HEARTLAND FACTORY
4.2 MILES FROM SITE

GOOGLE

AMAZON WEB SERVICES

161

ABERCROMBIE & FITCH
HOME OFFICE

AXIUM

AXIUM PLANT 1-3

ACCEL

AEP

ALENE CANDLES

ONYX PACKAGING

L BRANDS DC 8

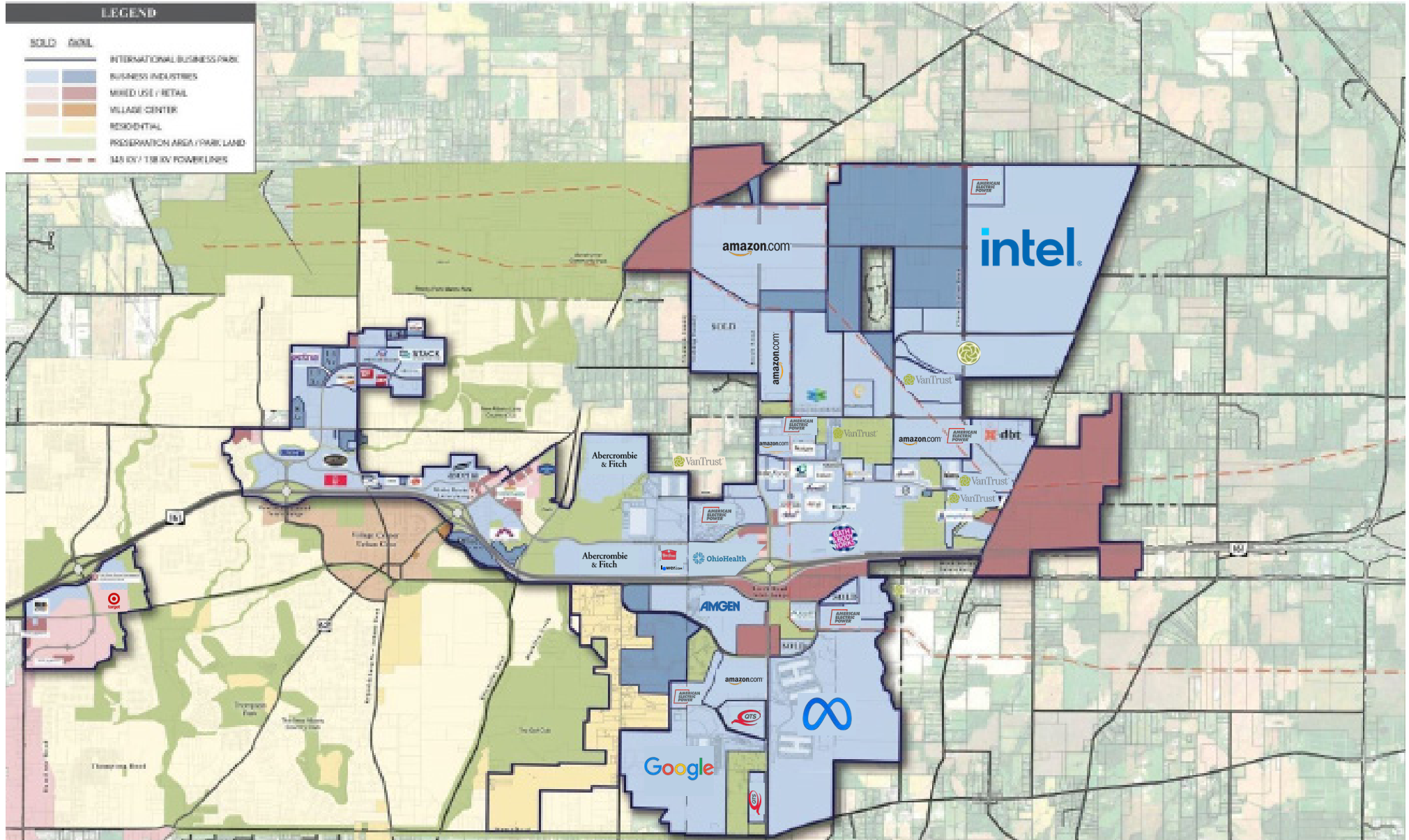
AXIUM BUILDING 6

AMGEN

AMAZON FULFILLMENT
CENTER CMH7

META DATA CENTER

NEW ALBANY INTERNATIONAL BUSINESS PARK



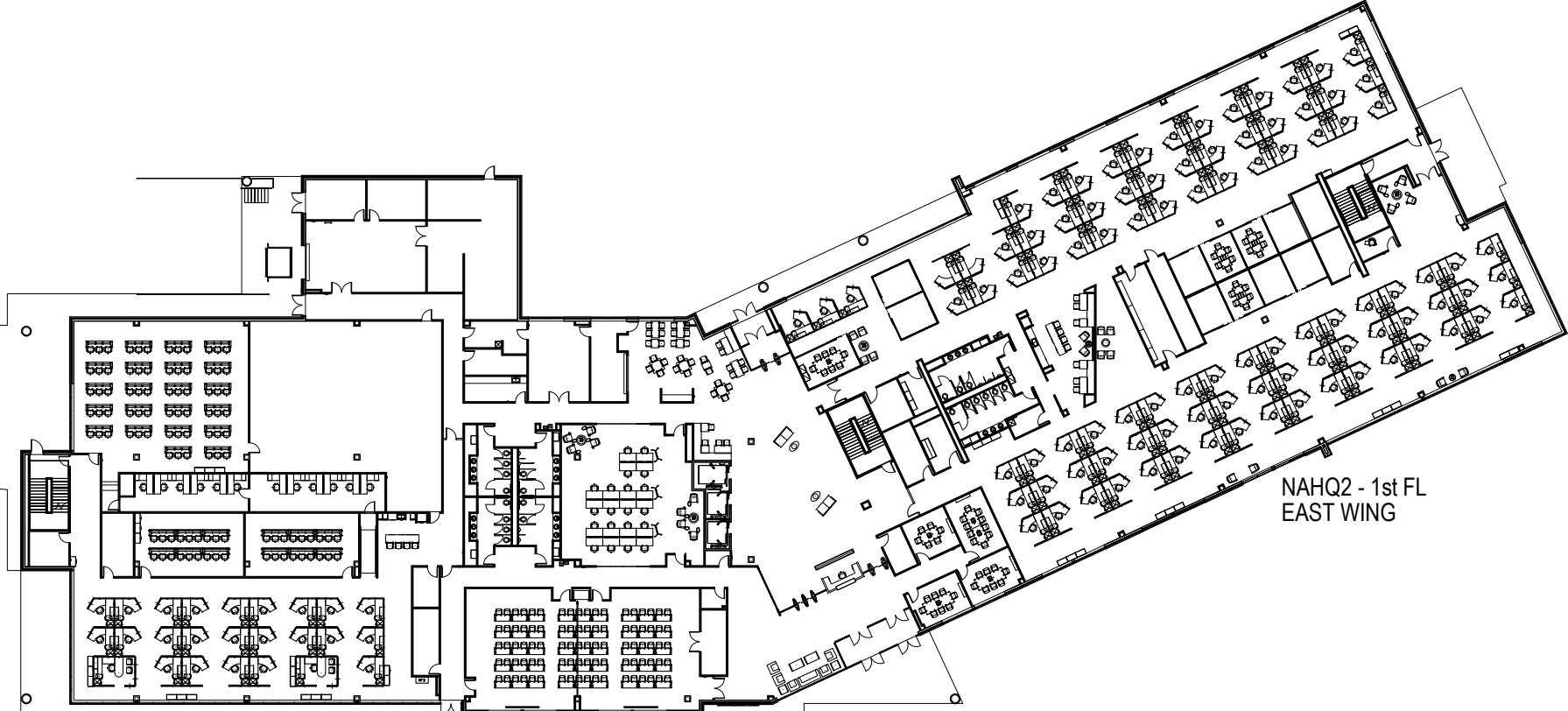
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Transmission
mission
collaborat
serve
culture
invest
life
safety
vision
customer
solution
dynamic
create
boundless
innovate
excellence
AEP
results
nature
Balance
leather
united
towards
trusted
engage
Kentucky
solutions
reliable
stable
division
BOLD
Louisiana
Stop the Job
Zero Harm



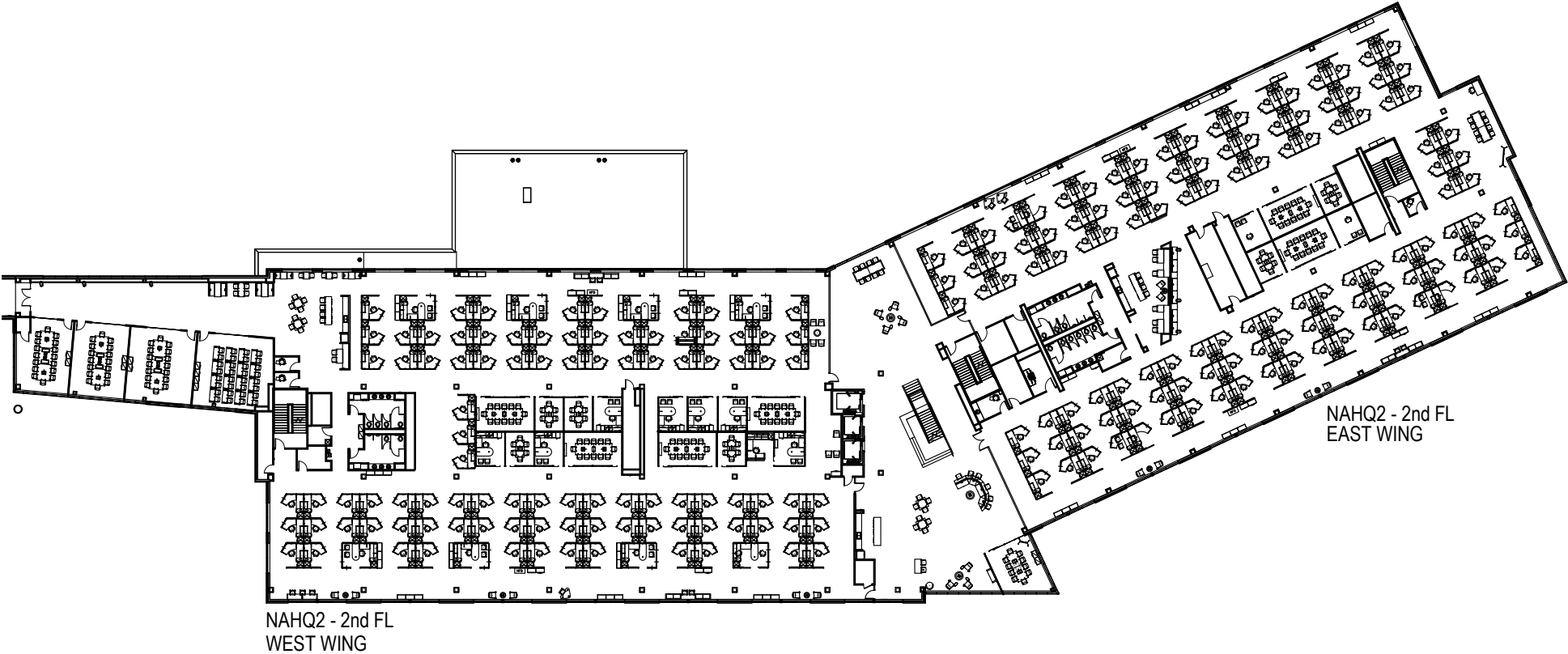
FIRST FLOOR | 51,706 SF



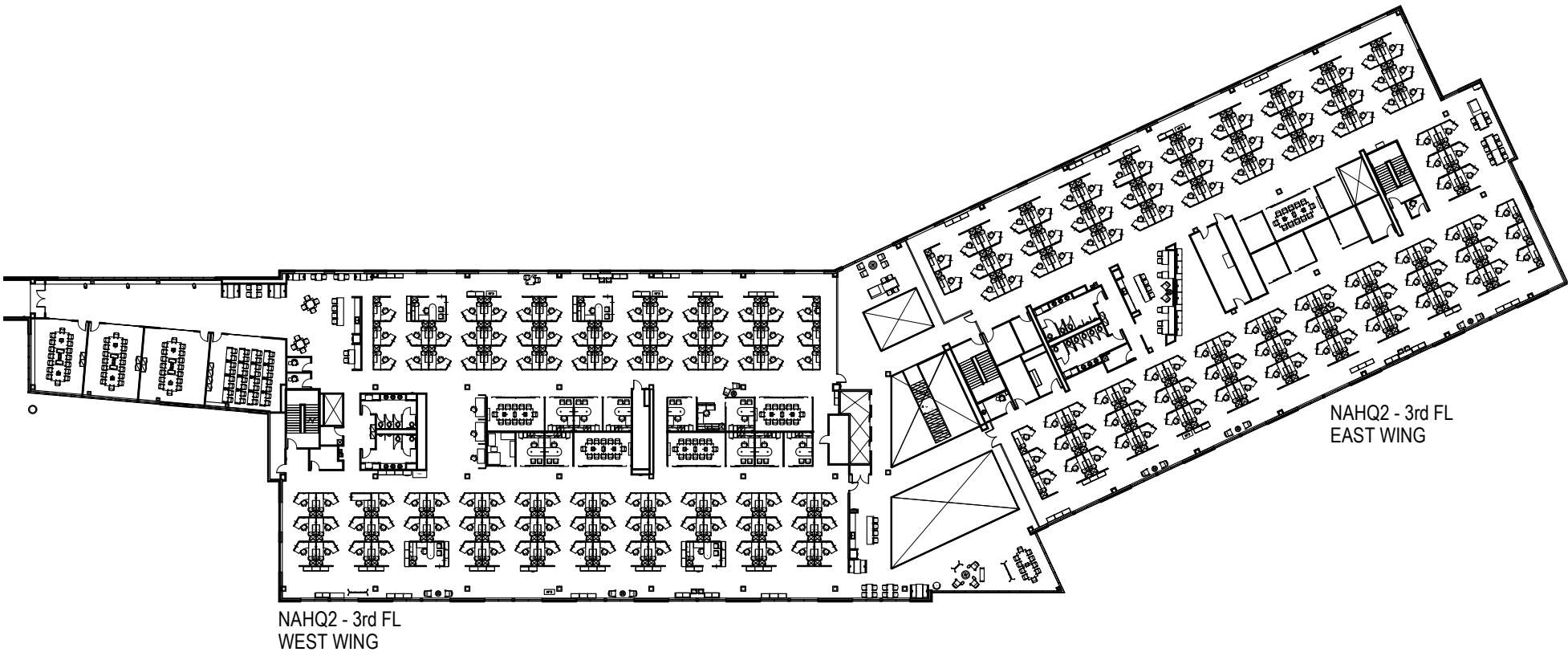
NAHQ2 - 1st FL
WEST WING

NAHQ2 - 1st FL
EAST WING

SECOND FLOOR | 57,249 SF



THIRD FLOOR | 55,039 SF



NAHQ2 - 3rd FL
WEST WING

NAHQ2 - 3rd FL
EAST WING

WELCOME TO **NEW ALBANY**

Home to multiple headquarters such as Intel, Amazon, Facebook, and Google to name a few. New Albany, Ohio is a suburb of Columbus located just 20 minutes from downtown Columbus. It has a population of about 11,100 and has been ranked as one of the 50 best U.S. cities to live in by USA Today in 2020.

AMAZON DATA CENTER



INTEL



2023 Total Population	11,135
2028 Total Population	11,345
2023 Households	3,743
Average Household Income	\$260,490
Medium Home Value	\$506,595
Total Businesses	499

FAST FACTS:

- Amazon has invested \$7.38 billion into its three data centers since 2015.
- Facebook has three data centers since 2017, totaling \$1.5 billion.
- Google opened its \$600 million data center in 2019.

**Numbers based on the entire submarket of New Albany*

THE NEW SILICON HEARTLAND

PHASE I TO CREATE 7,000 CONSTRUCTION JOBS

MORE THAN 20,000 JOBS STATEWIDE

\$20 BILLION CONSTRUCTION INVESTMENT

THE LARGEST SINGLE PRIVATE SECTOR INVESTMENT IN STATE HISTORY

INTEL'S FIRST AMERICAN MANUFACTURING SITE IN OVER 40 YEARS

INTEL'S MANUFACTURING CAMPUS IN NEW ALBANY, OH

intel®

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