

CANOPY 5 at New Albany

Industrial / Manufacturing

FOR SALE / LEASE BUILD-TO-SUIT

±400,000 SF
AVAILABLE



CBRE CANOPY 5

Welcome to Canopy 5 at New Albany

HIGHLIGHTS



Office SF	Built to Tenant Specifications
Column Spacing	Typical Bays: 47'6"W x 54'D Speed Bays: 54'W x 60'D
Dock Doors	10 (9' x 10')
Drive-ins	2 - Drive in Doors at Truck Docks 3 - On Grade Drive In Doors
Dock Equipment	40,000 lb Mechanical Dock Levelers, Dock Seals, Bumpers, z-guards
Trailer Parking	36

Roof	60 Mil mechanically fastened, over R-20
Sprinklers	ESFR, 1 (2000 GMP) electric pump
Lighting	LED, 30fc open floor plan, full building
Power	Up to 10MW of power available
Water	Municipal, City of New Albany
Construction	Precast/Structural Steel
Floors	Concrete

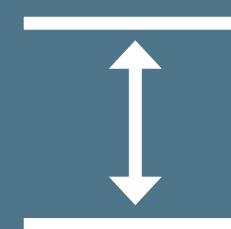
Preliminary Building Specifications - To Be Tailored to Meet Client Needs



290
Total Car
Parking



15 YR
100% Tax
Abatement



36'
Clear
Height

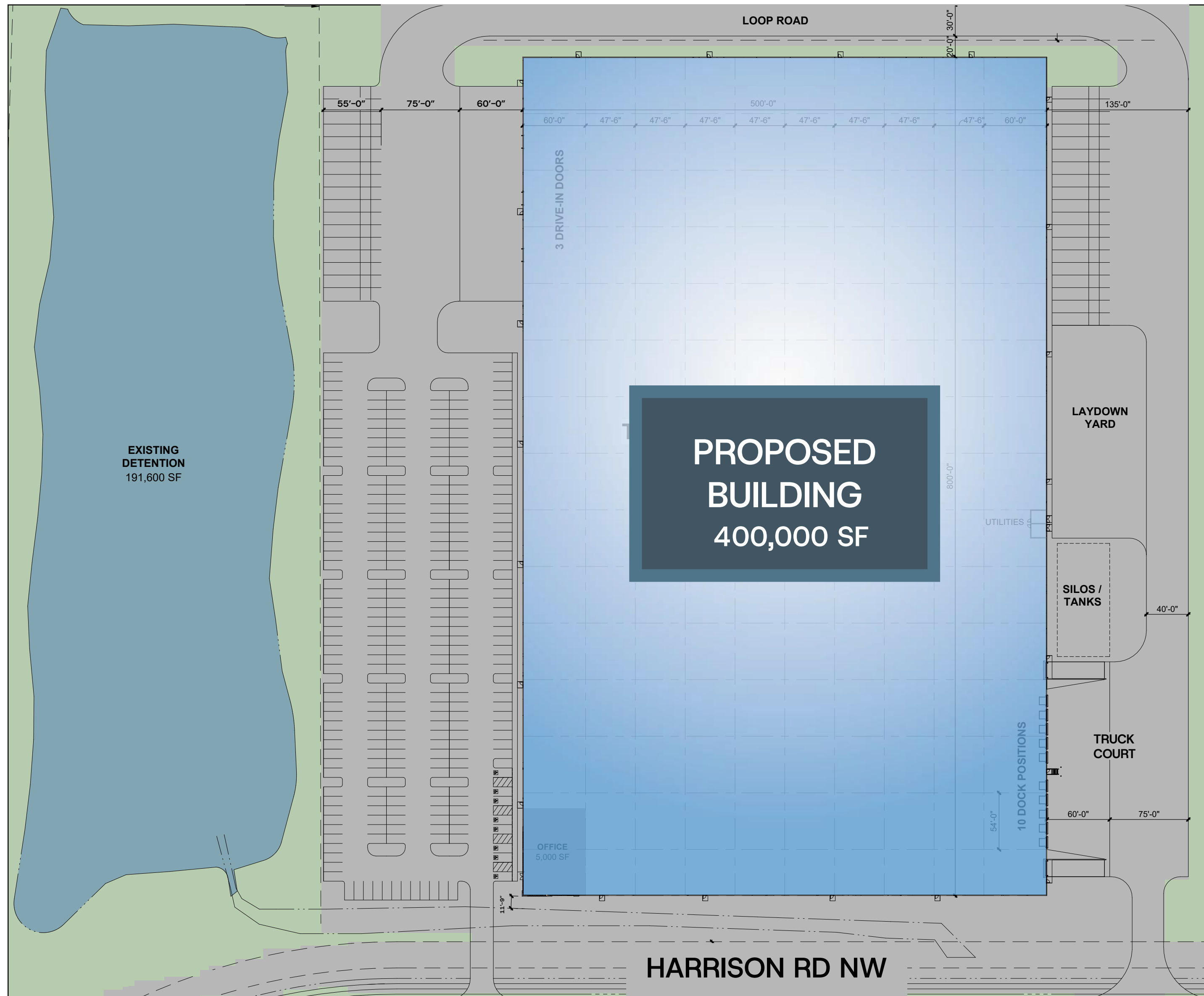


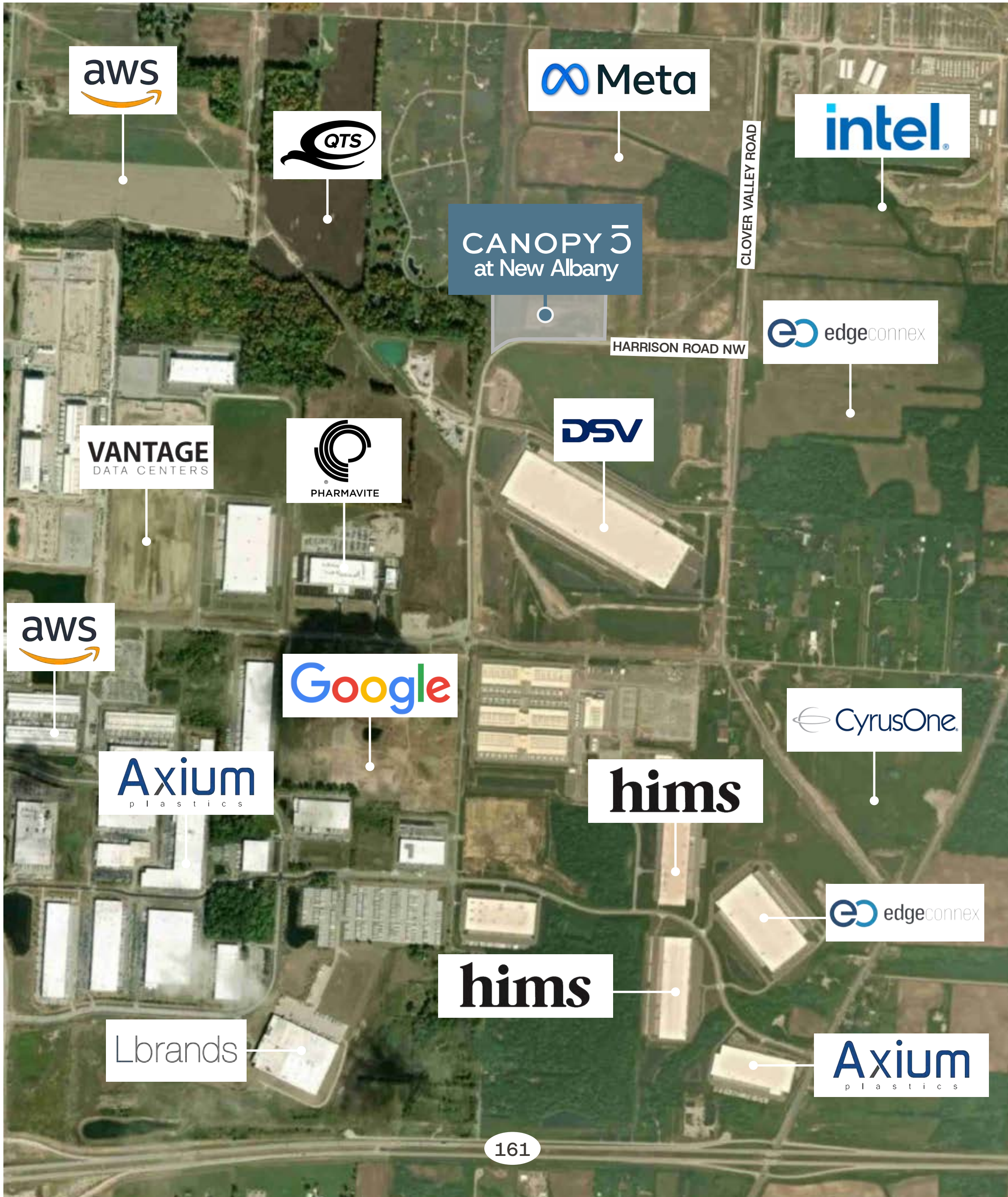
47'6"W
Column
Spacing



205'
Truck Court
Depth

Build-To-Suit Manufacturing Site Plan - 400,000 SF





The Company You'll Keep



CANOPY 5
at New Albany

NEW ALBANY
RETAIL AMENITIES

Unbeatable Amenities

Located near the heart of New Albany and Johnstown's expanding commercial/retail districts, 0 Harrison Road offers immediate access to a wide variety of dining and everyday conveniences. Employees and visitors will find a full range of amenities such as numerous local and national restaurants, fast-casual options, coffee shops, grocery stores, gas stations, hotels, and general shopping all within a short drive.



Perfectly Positioned

0 Harrison Road offers excellent local and regional connectivity with convenient access to Route 62, I-270, I-70, and I-71. The site is positioned for efficient travel throughout the Columbus metro area and beyond, with John Glenn Columbus International Airport (CMH) and Downtown Columbus easily reachable, ideal for distribution, logistics, and workforce.

11 MILES

to I-70

13 MILES

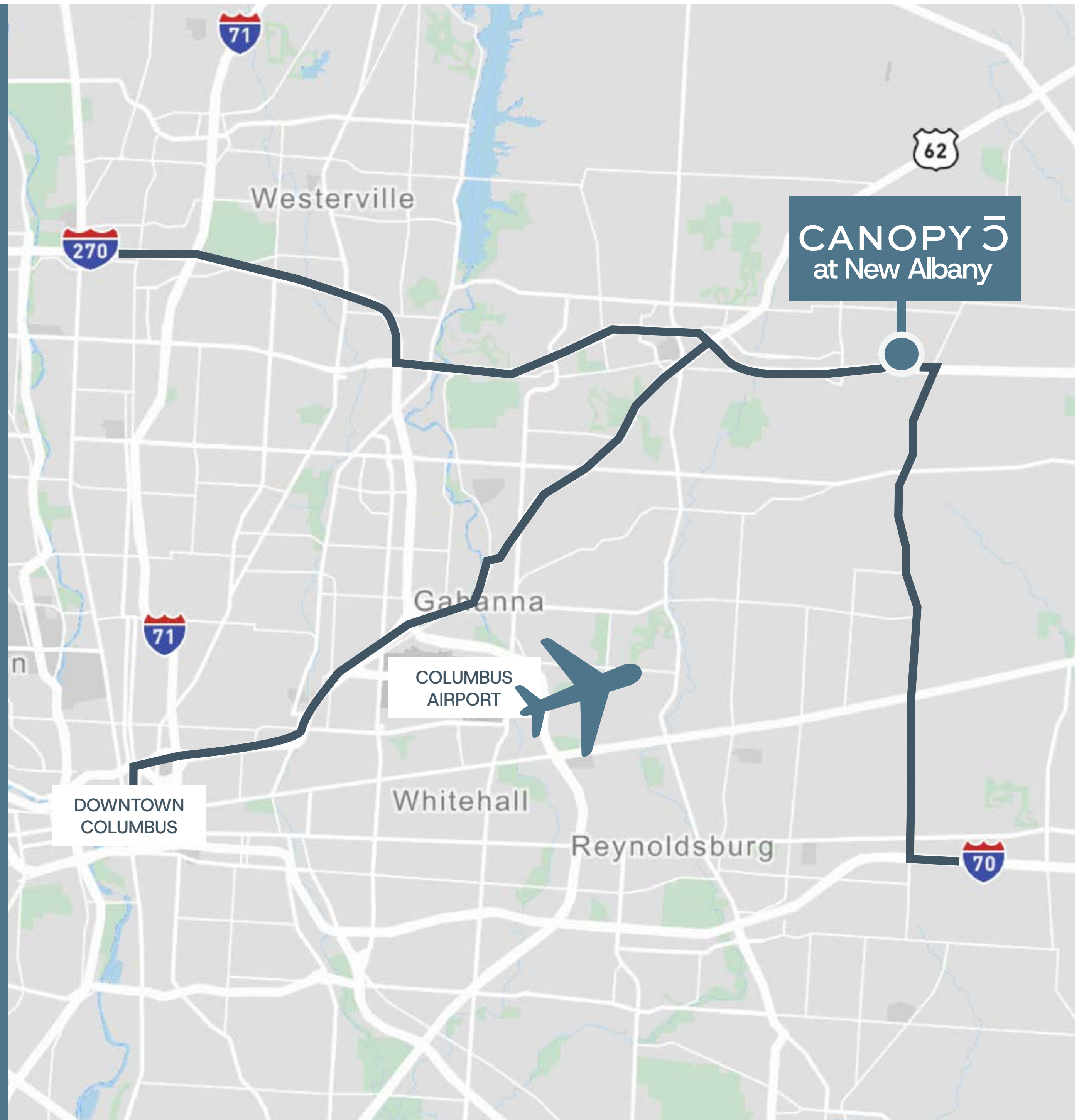
to I-270

19 MILES

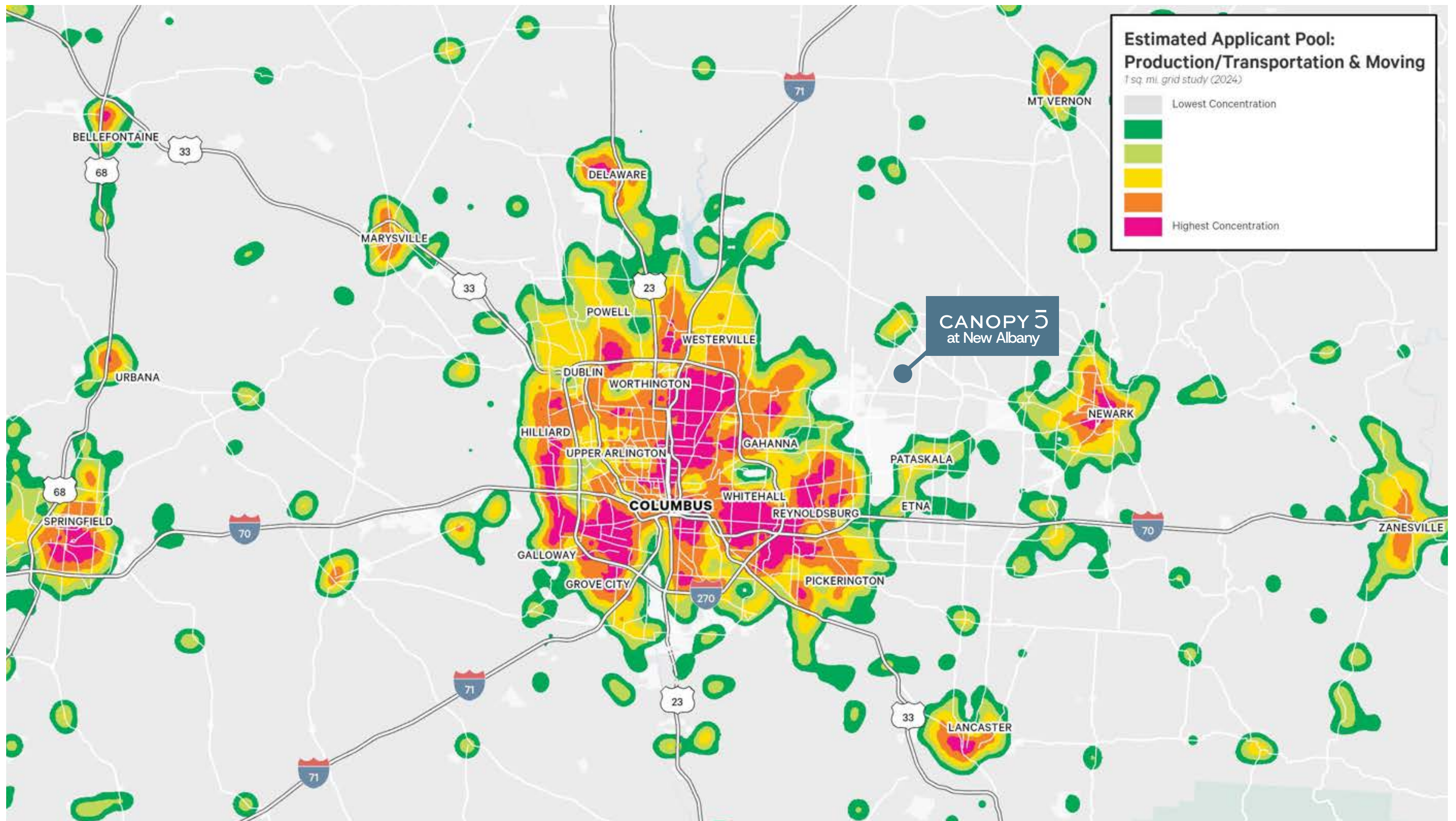
to John Glenn Airport

24 MILES

to Downtown Columbus



Columbus Labor Heat Map



1,094,805
30 min Radius
Population



604,730
30 min Radius
Labor Force

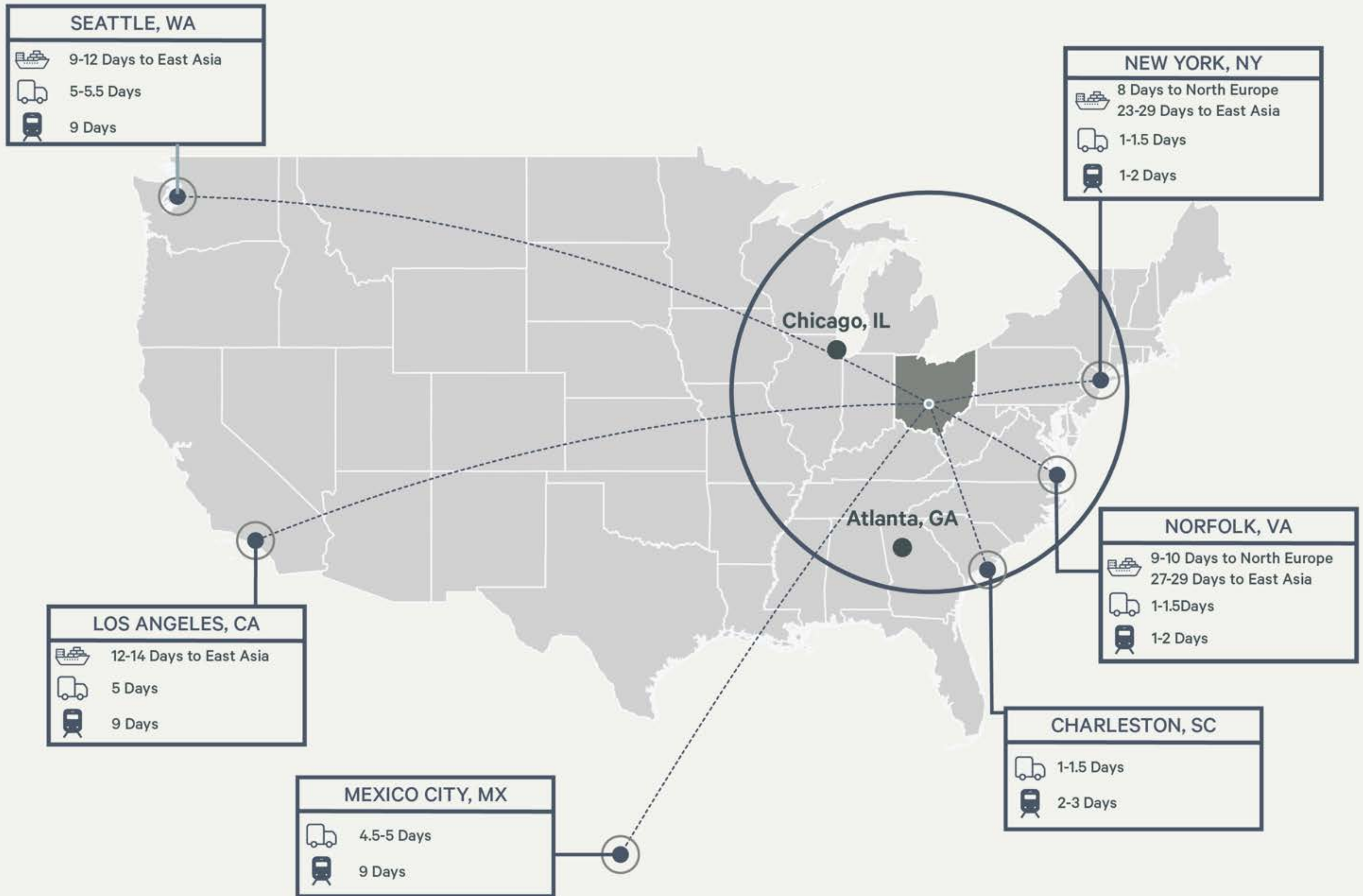


4.4%
Unemployment
Rate



62.5%
Labor Participation
Rate

Your Home is in the Heartland



CANOPY 5 at New Albany



CBRE
CANOPY 5

JEFF LYONS
Vice Chairman
+1 614 430 5012
jeff.lyons@cbre.com

SHANE ELLIS
Associate
+1 614 430 5098
shane.ellis2@cbre.com