

7.368+ Acres - New Albany Vacant Land
Walton Parkway, New Albany, OH 43054

For Sale

lee-associates.com



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Lee & Associates - Columbus

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Dublin, OH 43017

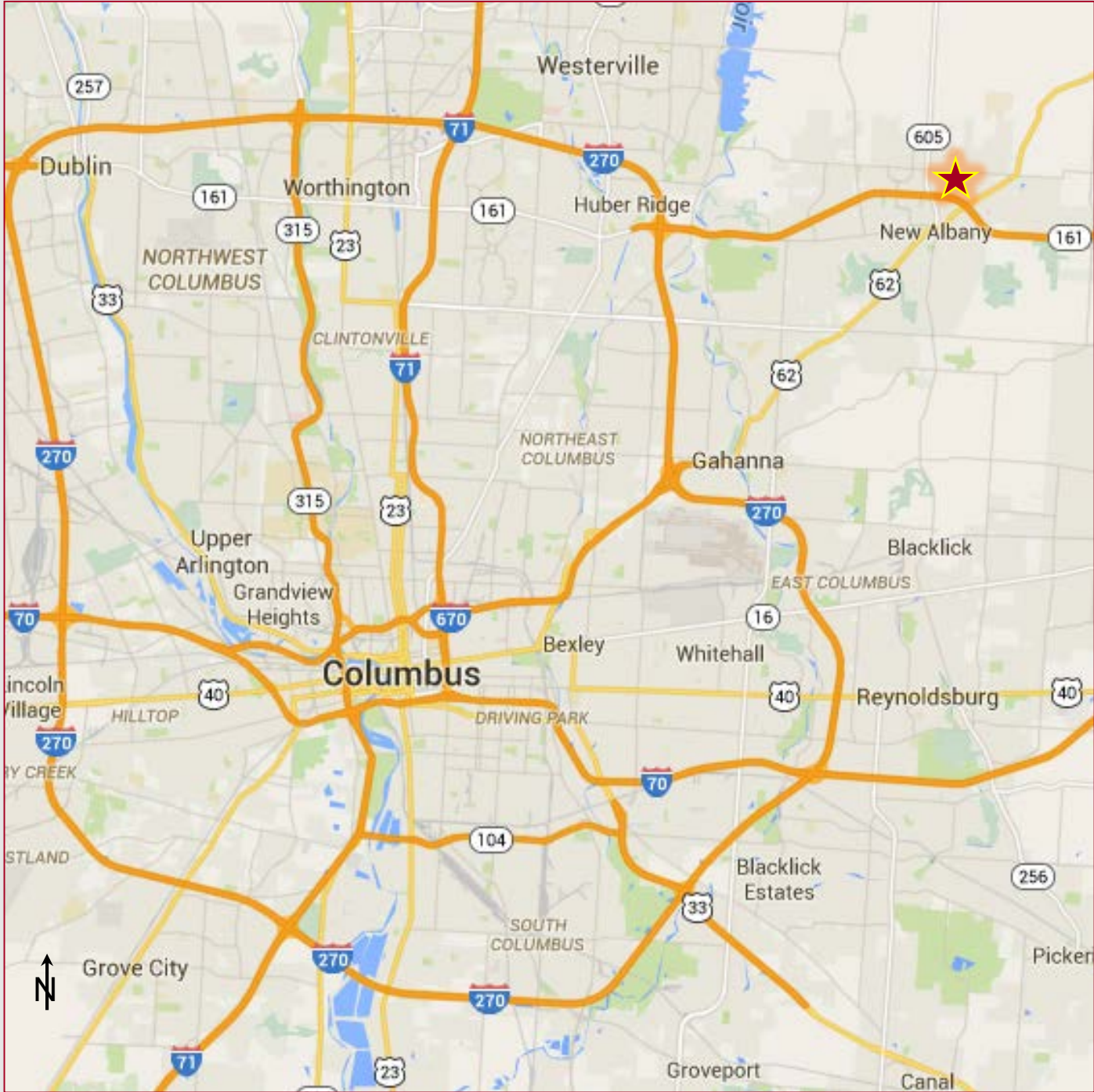
- Site Zoned City of New Albany: CPUD
(Comprehensive Planned Unit Development)
- All Utilities Available
- New Albany – Plain Local School District
- Estimated Annual Taxes \$44,579
- Surrounded by new development
- State Route 161 frontage and visibility
- Located between two nearby interchanges at US-62 & New Albany Road
- Real Estate Tax Abatement Possible
- **Price Reduced: \$1,606,224** (~~\$265,000~~ **\$218,000/acre**)

local expertise. national reach. world class.

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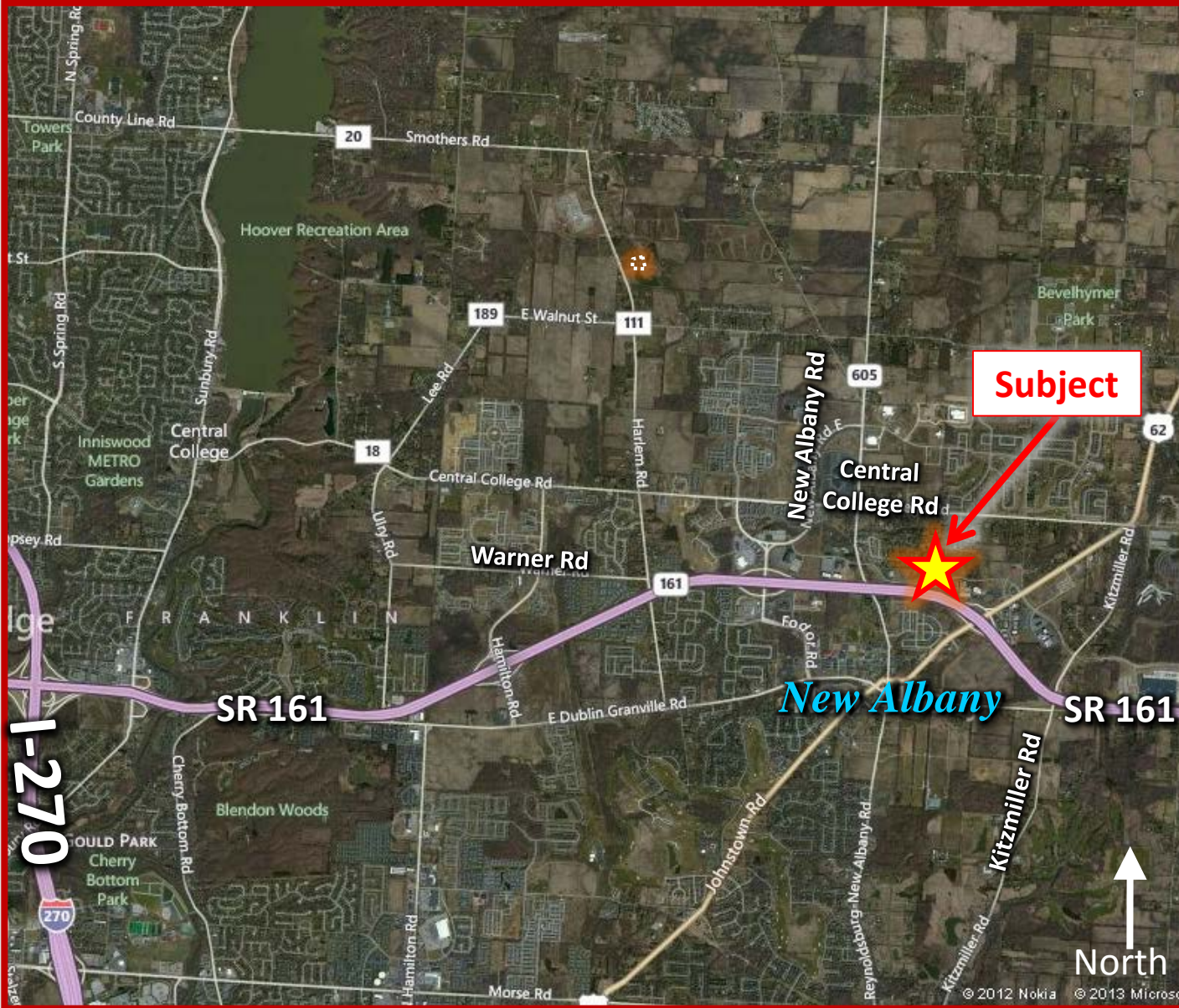
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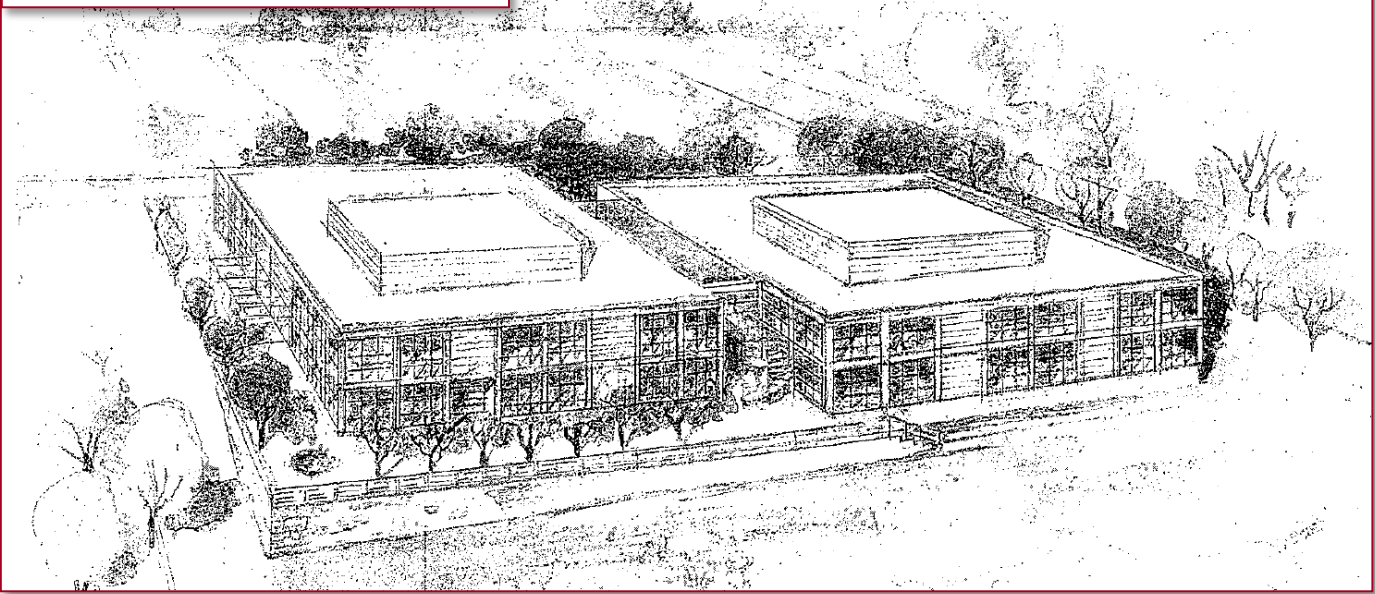
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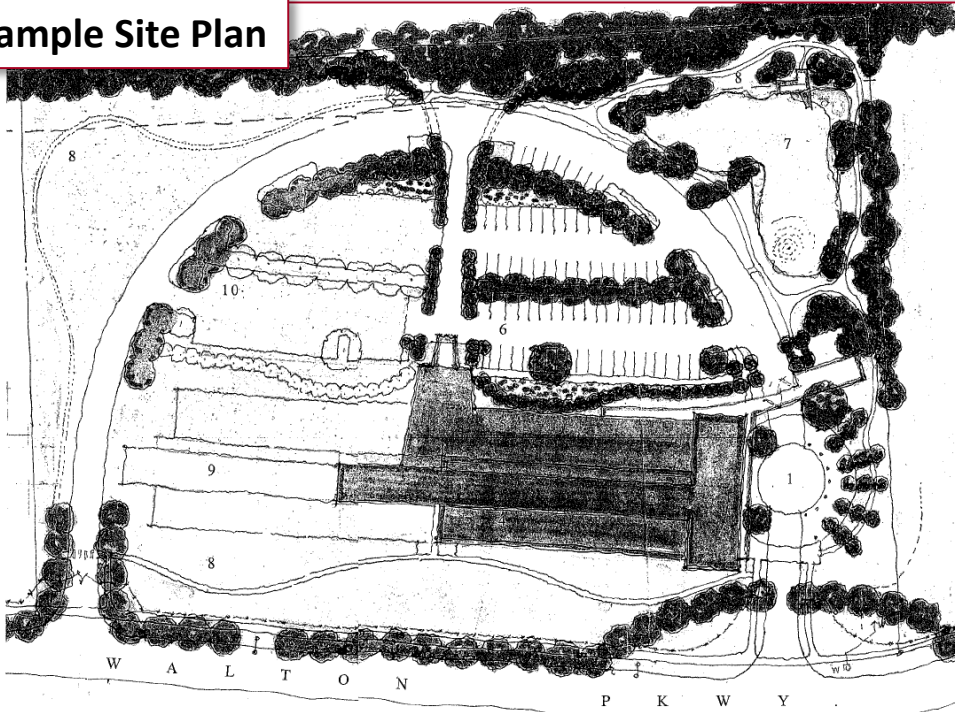
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Sample Proposed Building



Sample Site Plan



SITE ANALYSIS
A 7.3 acre site in New Albany, Ohio

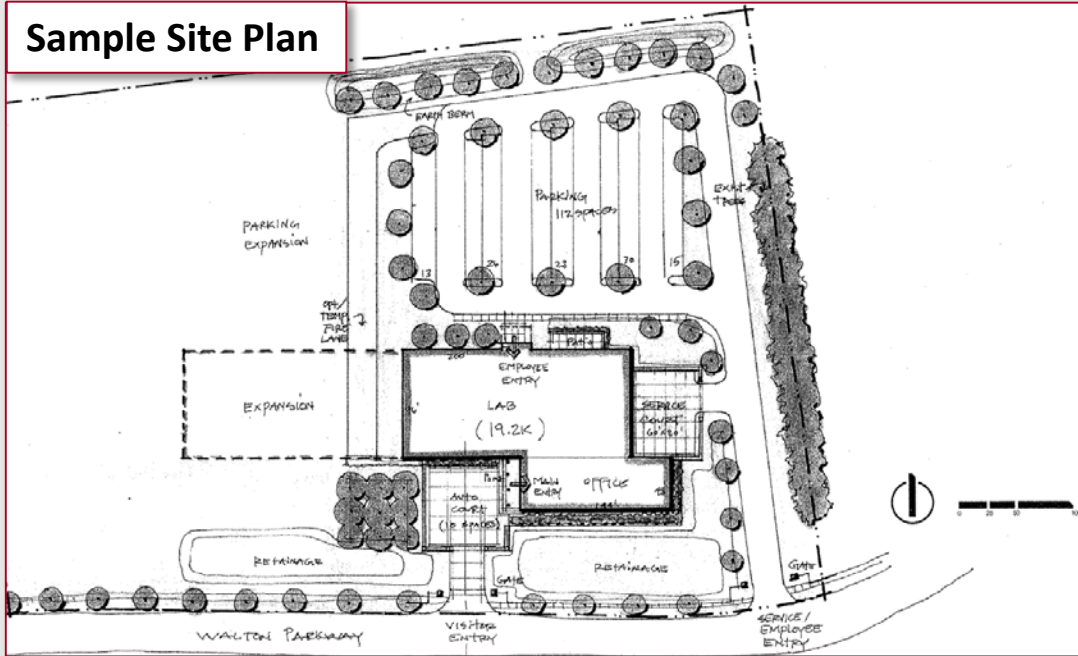
- LEGEND**
- 1. Guest Arrival Court
 - 2. Building Entry Lobby
 - 3. Office, 12,000 SF
[floor 2]
 - 4. Laboratory, 12,000 SF
[floor 1]
 - 5. Manufacturing, 12,000 SF
 - 6. Parking (76 shown)
 - 7. Storm water Basin, Wetland
 - 8. Pathway System
 - 9. Phased Expansion
 - 10. Parking Expansion

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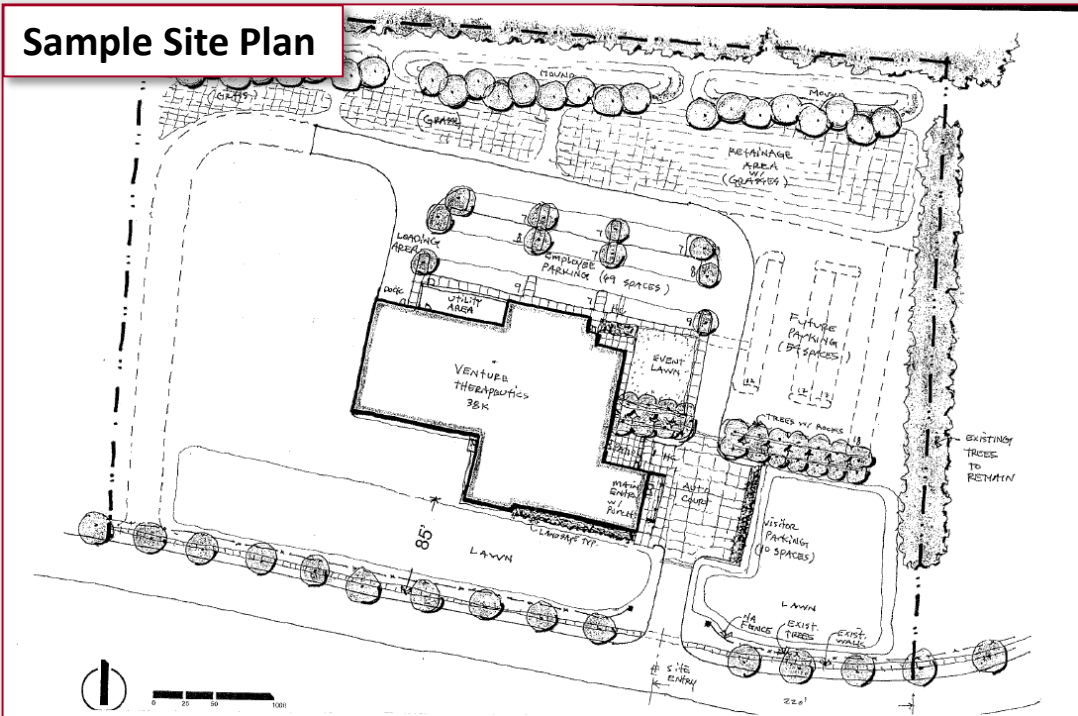
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Sample Site Plan



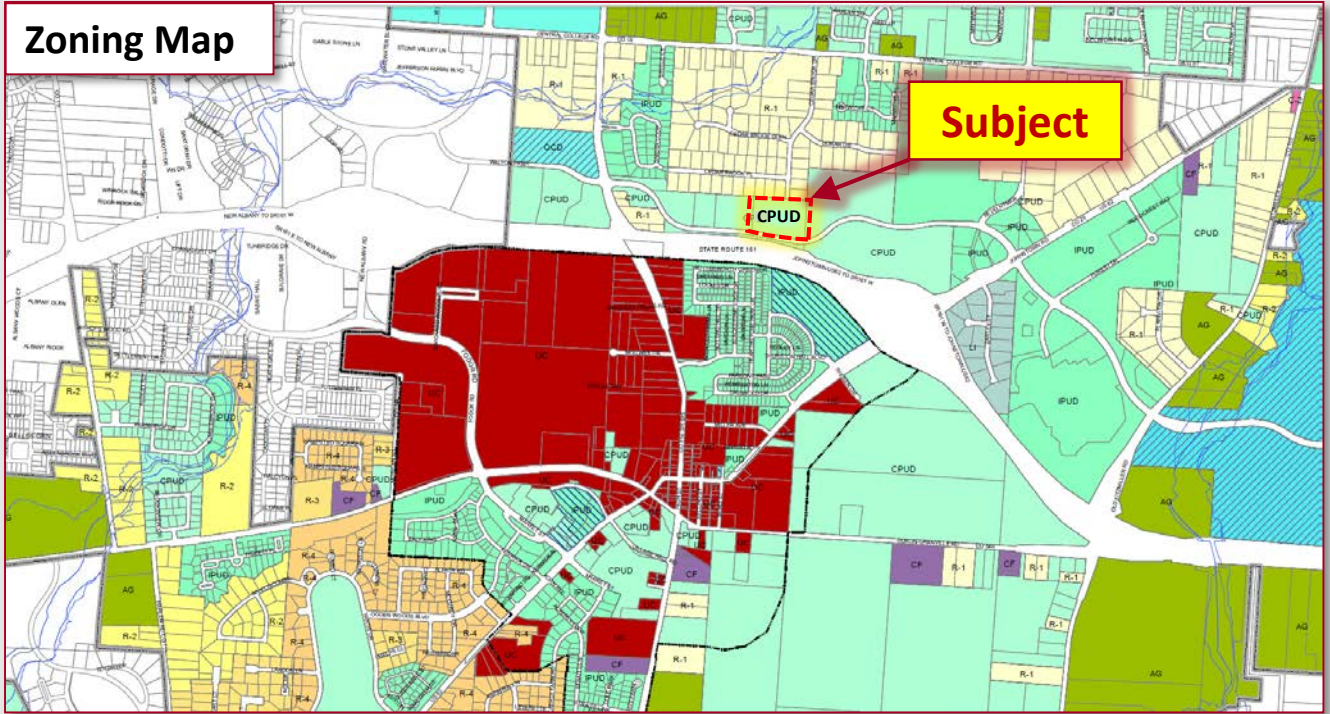
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