

INNOVATION 1

8200 Innovation Campus Way
New Albany, Ohio 43054

253,000 SQ. FT.
(DIVISIBLE)



15-YEAR
100% TAX
ABATEMENT



 VanTrust® **CBRE**

SITE PLAN

LEASE RATE

\$5.65 / SQ. FT. NNN

ESTIMATED OPERATING EXPENSES

\$0.55 / SQ. FT.



SITE & BUILDING DIMENSIONS

Site Acreage	33.42± Acres
Building Size	253,000 Sq. Ft.
Clear Height	32'
Building Dimensions	842' x 300'
Standard Bay Size	16,200 Sq. Ft.
Column Spacing	54' W x 48' D (60' D Speed Bays)
Truck Court Depth	130'

BUILDING SPECS

Available Sq. Ft.	253,000 Sq. Ft. (Divisible)
Office Sq. Ft.	BTS
Docks	25 (26 Future)
Drive-ins	3
Fire System	ESFR
Lighting	LED
Trailer Parking	43 Future
Vehicle Parking	173 (72 Future)
Roof	White TPO with 15-Year Warranty
Walls	10" Pre-Cast Panels with R-12 Value
Comments	Owner willing to modify building for food grade use

LOCATION

Innovation I is located within The New Albany International Business Park. The park has over 5 million square feet of Class A distribution/manufacturing space and is the region's largest master-planned business park. New Albany features one of the most robust and affordable fiber optic networks in the country and is home to data centers, regional and national headquarters, distribution facilities, and manufacturing plants for major companies such as Facebook, Amazon, Abercrombie & Fitch, AEP, and L Brands.

Located between three (3) interchanges off State Route 161, the site has easy access to major interstates including I-270, I-70, and I-71.



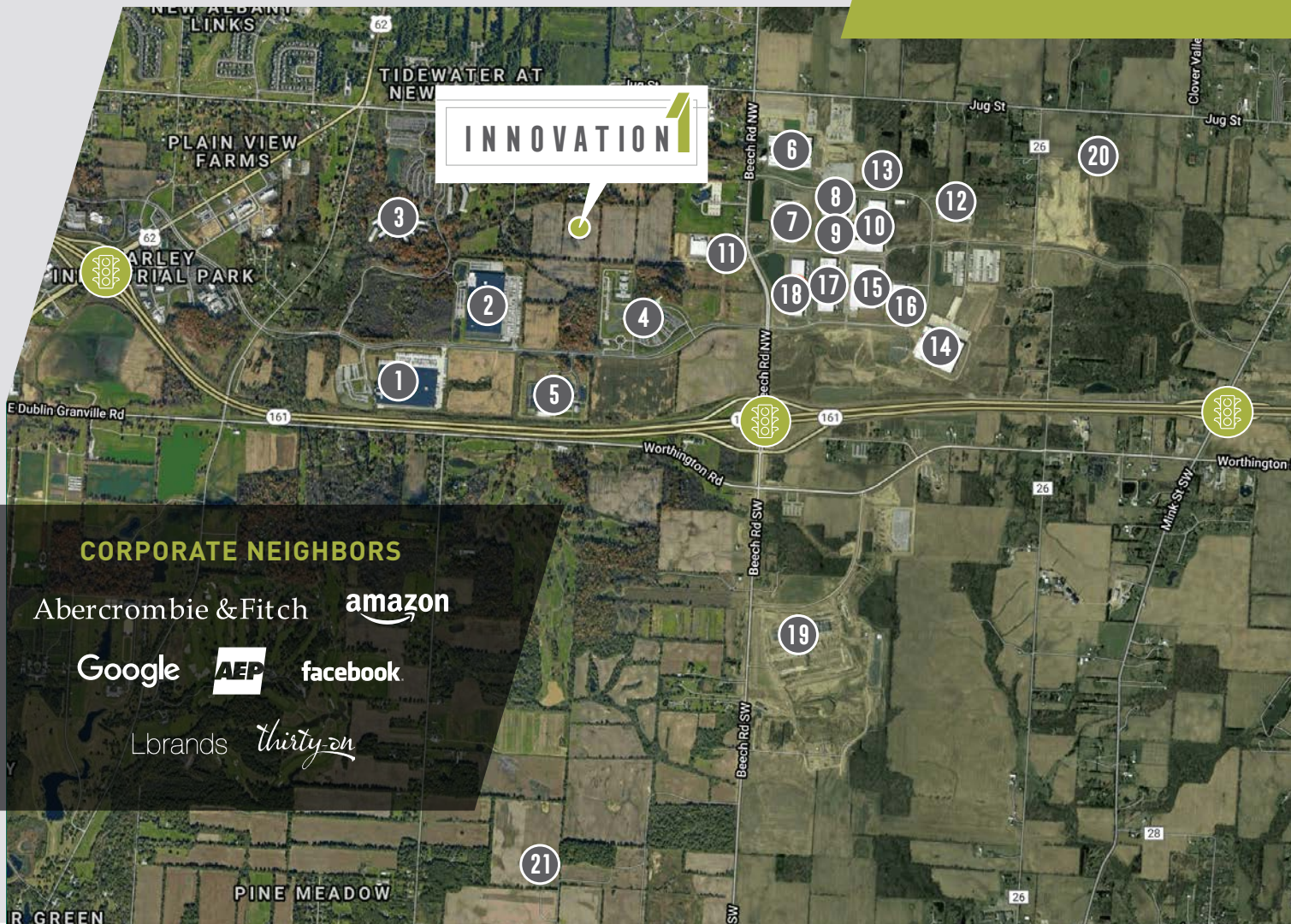
10
MINUTES
drive to John
Glenn Columbus
International Airport



15
MINUTES
to downtown
Columbus



20
MINUTES
to Rickenbacker Air
Cargo Campus



CORPORATE NEIGHBORS

Abercrombie & Fitch amazon
Google AEP facebook
Lbrands thirty-one



INTERCHANGES

1. Abercrombie & Fitch DC
2. Abercrombie & Fitch DC
3. Abercrombie & Fitch Home Office
4. AEP
5. Thirty-One Gifts
6. Amazon Data Center
7. KDC/One
8. Amcor
9. Anomatic
10. Axiom
11. Axiom
12. Bocchi
13. Exhibitpro
14. L Brands
15. Accel
16. Voyant Beauty
17. Alene Candles
18. Aromair
19. Facebook Data Center
20. Amazon Data Center
21. Google Data Center

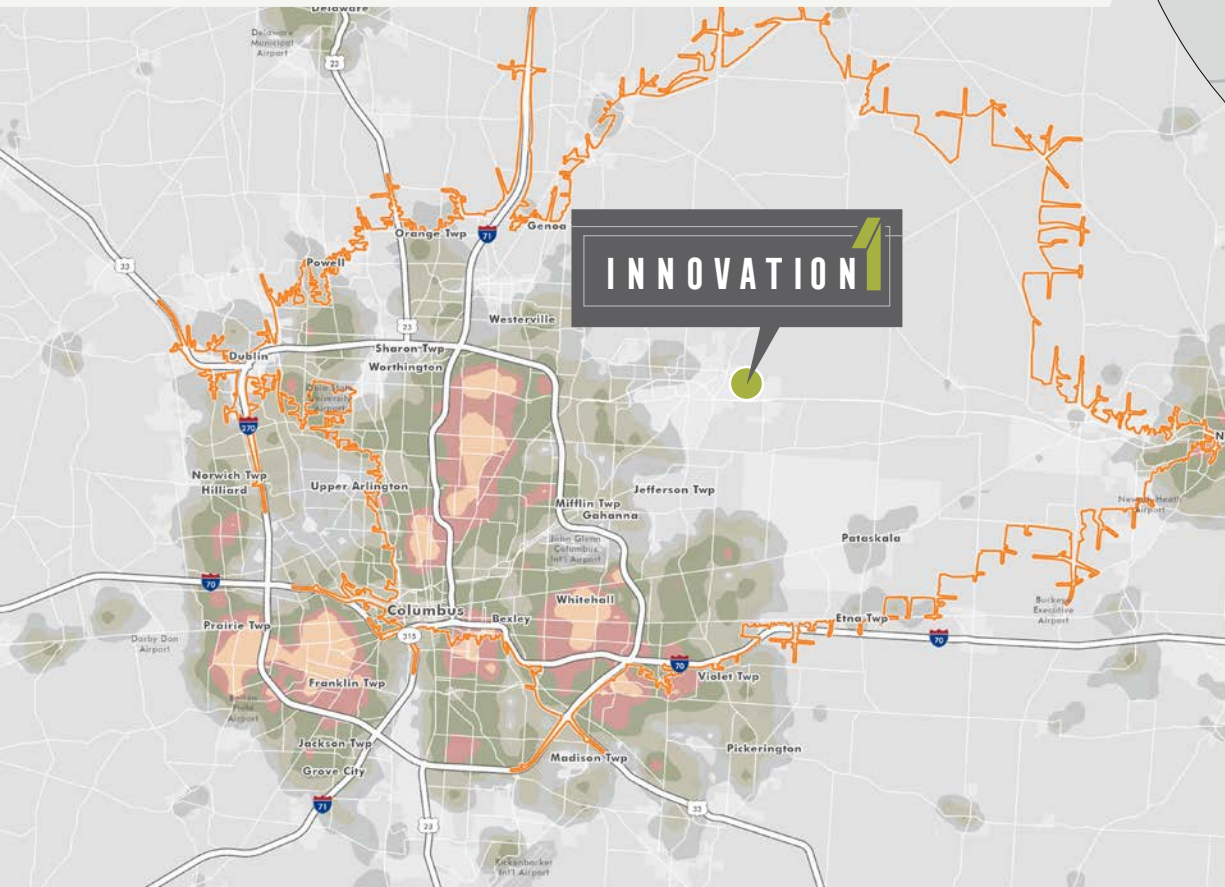
DISTANCE FROM COLUMBUS TO MAJOR CITIES

72 MILES Dayton, OH	106 MILES Cincinnati, OH	175 MILES Indianapolis, IN	185 MILES Pittsburgh, PA
202 MILES Detroit, MI	206 MILES Louisville, KY	356 MILES Chicago, IL	
378 MILES Nashville, TN	418 MILES St. Louis, MO	469 MILES Philadelphia, PA	554 MILES New York, NY



LABOR MAP

Estimated Applicant Pool: Production/Transportation & Moving 1 sq. mi. grid study (2019)



INNOVATION

8200 Innovation Campus Way
New Albany, Ohio 43054

253,000 SQ. FT.
(DIVISIBLE)



JEFF LYONS

Senior Vice President

+1 614 430 5012

jeff.lyons@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_May2020

