For Lease

9750 Innovation Campus Way,
New Albany, Ohio 43054

NorthEast 302

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New Tax Abated Space - up to 302,400 SF

- Availability 50,000 SF - up to 302,400 SF
- 15 Year 100% tax abatement available based upon job creation
- Great access to 161, I-70 and I-270 via multiple interchanges
- Access to labor - 1 million people with in 15 miles
- Local amenities to attract and retain work force
- Carrier neutral fiber network - 96 strand lines
- Located between two interchanges

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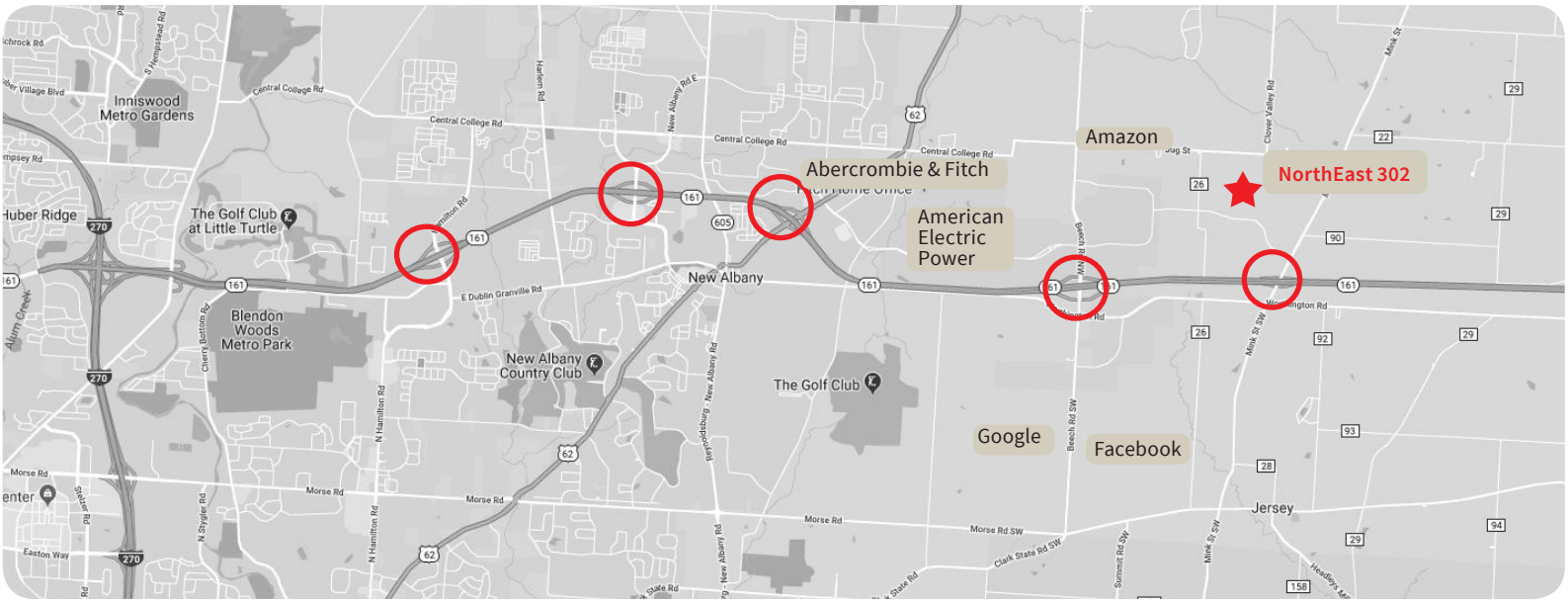
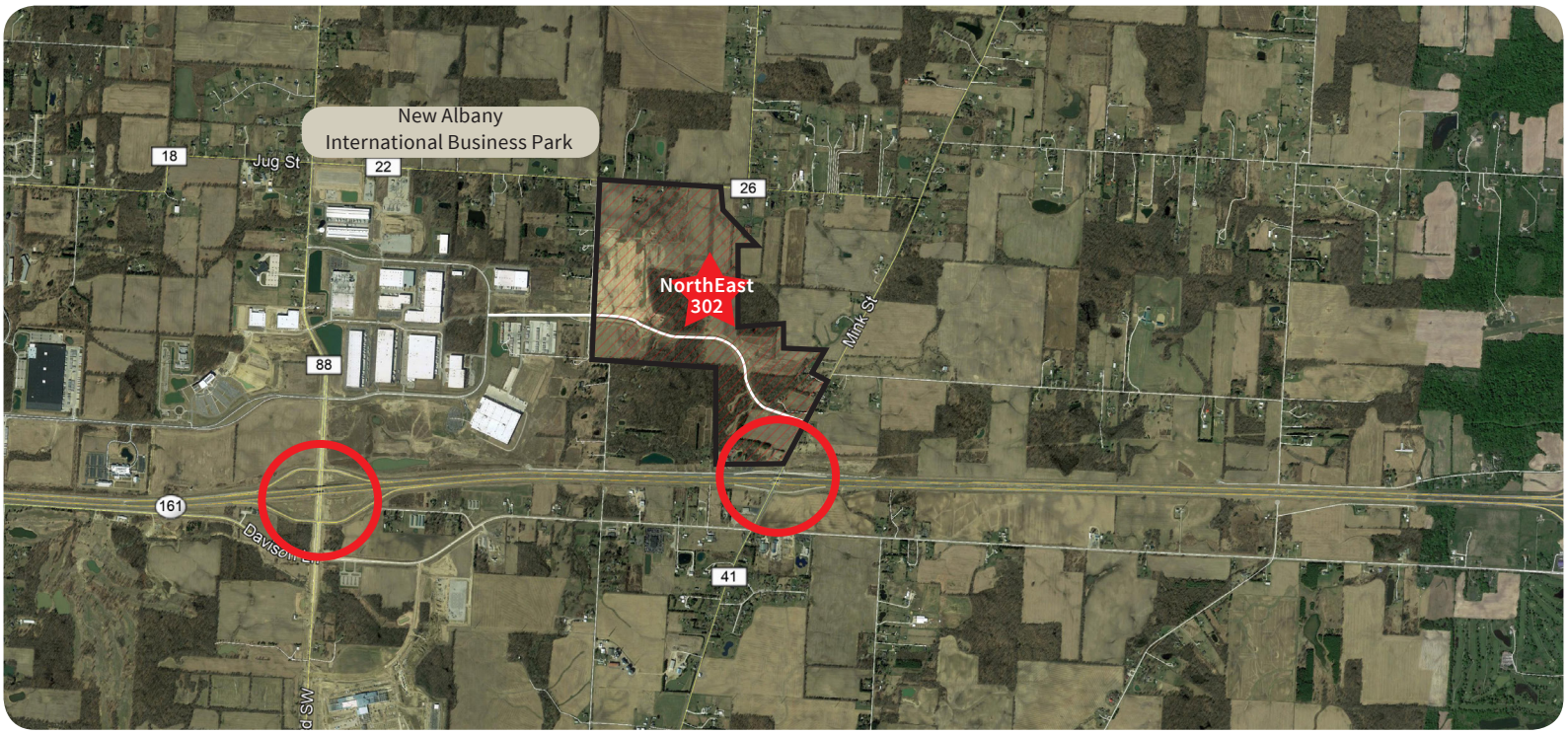
Location Overview



Property Overview



VanTrust REAL ESTATE LLC

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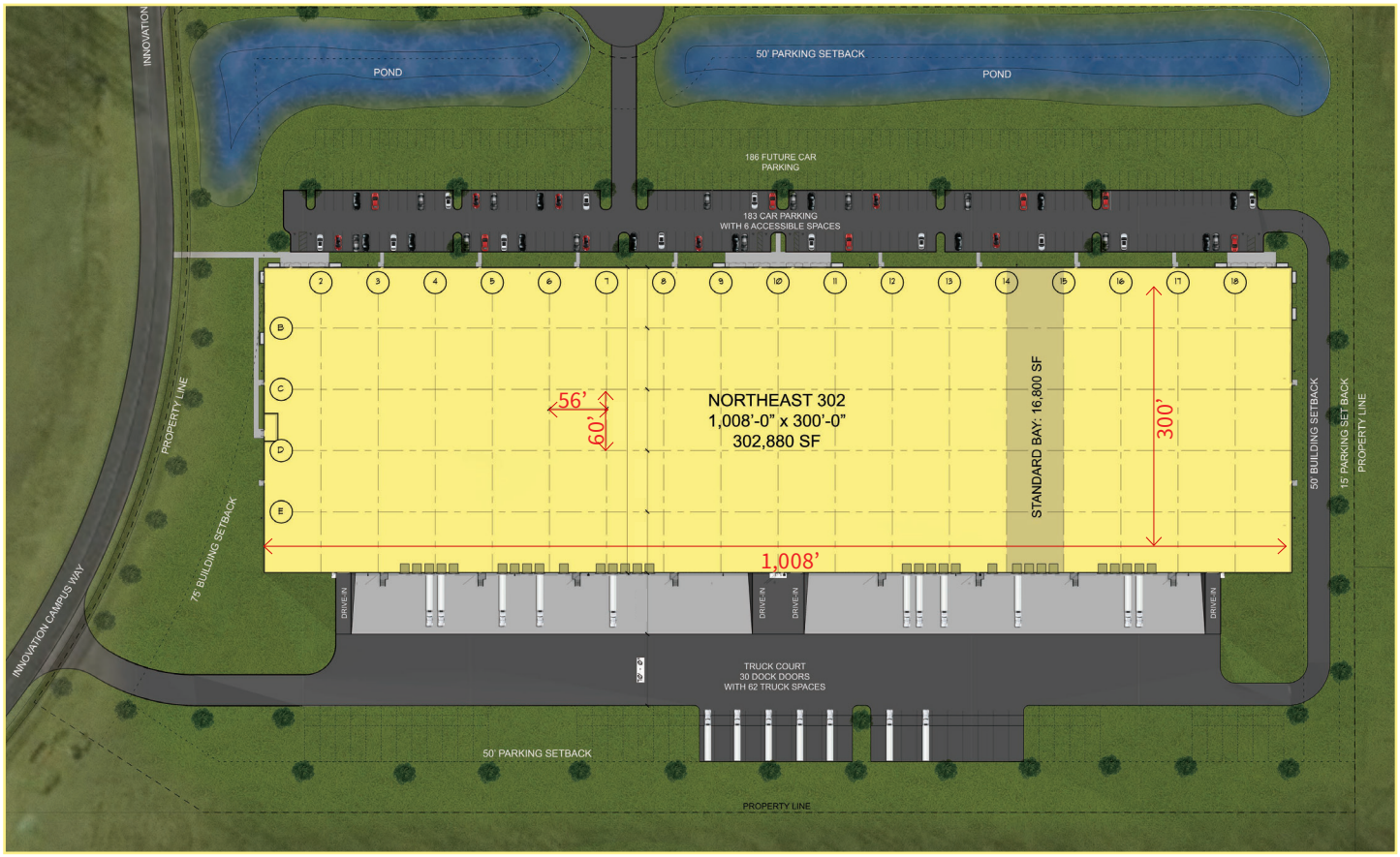
Site Plan

NorthEast 302



Building SF	302,400 SF
Acres	21.3
Car Parking	189 spaces (186 spaces can be added)
Trailer Parking	20 spaces (31 future)
Clear Height	32' beyond staging bay
Dock Doors	30 - 9'x10' (with 29 future)
Drive In Doors	4 - 12'x14'

Interior Lighting	LED
Office	BTS
Heating	Gas Fired Units
Roof	TPO
Bay Spacing	45'x50' Interior - 60'x50' speed bay
Truck Court	130'
Fire Suppersion	ESFR

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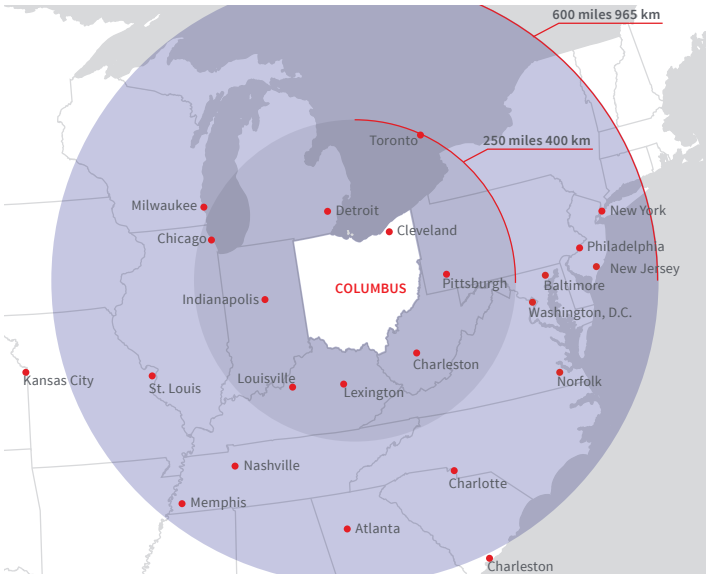
Why New Albany ?



The global intersection of business and community

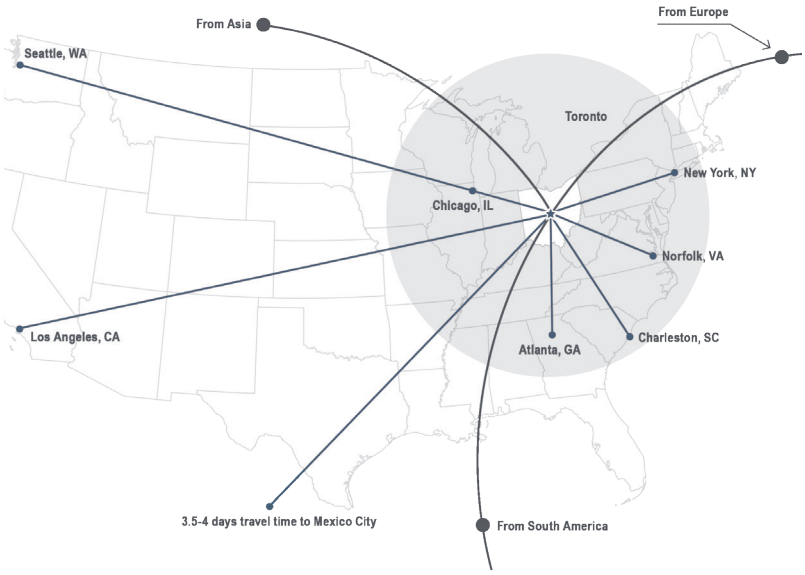
Dubbed "The Best Suburb in America," New Albany is an ideal location for live, work and play.

New Albany focuses on retention, corporate attraction and tourism, New Albany fosters economic growth and business success by advocating pro-business policies and providing opportunities for community engagement.

Firms already in the area:

Google **Abercombie & Fitch**

Facebook **Amazon**



Work here

- Highly-connected interstate highway system, rail connections to major seaports and air cargo routes to international hubs
- The region supports 12 weekly international freighters from Europe, Asia and the Middle East; additionally, over 50 domestic arrivals from major courier delivery services
- Heartland Corridor allows double-stacked trains from the Norfolk International Terminals to Rickenbacker Inland Port
- Columbus is both the state capital & largest city in Ohio and the 15th largest city in the United States
- Headquarters for Fortune 500 companies & industries including business services, logistics and technology
- Resident median age of 36; workforce is young & highly educated
- Within a 10-hour truck drive to:
    - 47% of the U.S. population
    - 50% of the Canadian population
    - 48% percent of U.S. headquarter operations
    - 61% of U.S. manufacturing capacity

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