

LEASED
±223,872 SF

AVAILABLE
±318,865 SF

FOR LEASE

±318,865 SQ. FT AVAILABLE

INDUSTRIAL BUILDING

15-YR 100% TAX ABATEMENT

**7915 SMITH'S MILL ROAD,
NEW ALBANY, OH 43054**



**NEW ALBANY
COMMERCE
CENTER I**

MICHAEL MULLADY

Vice Chairman

+1 614 430 5030

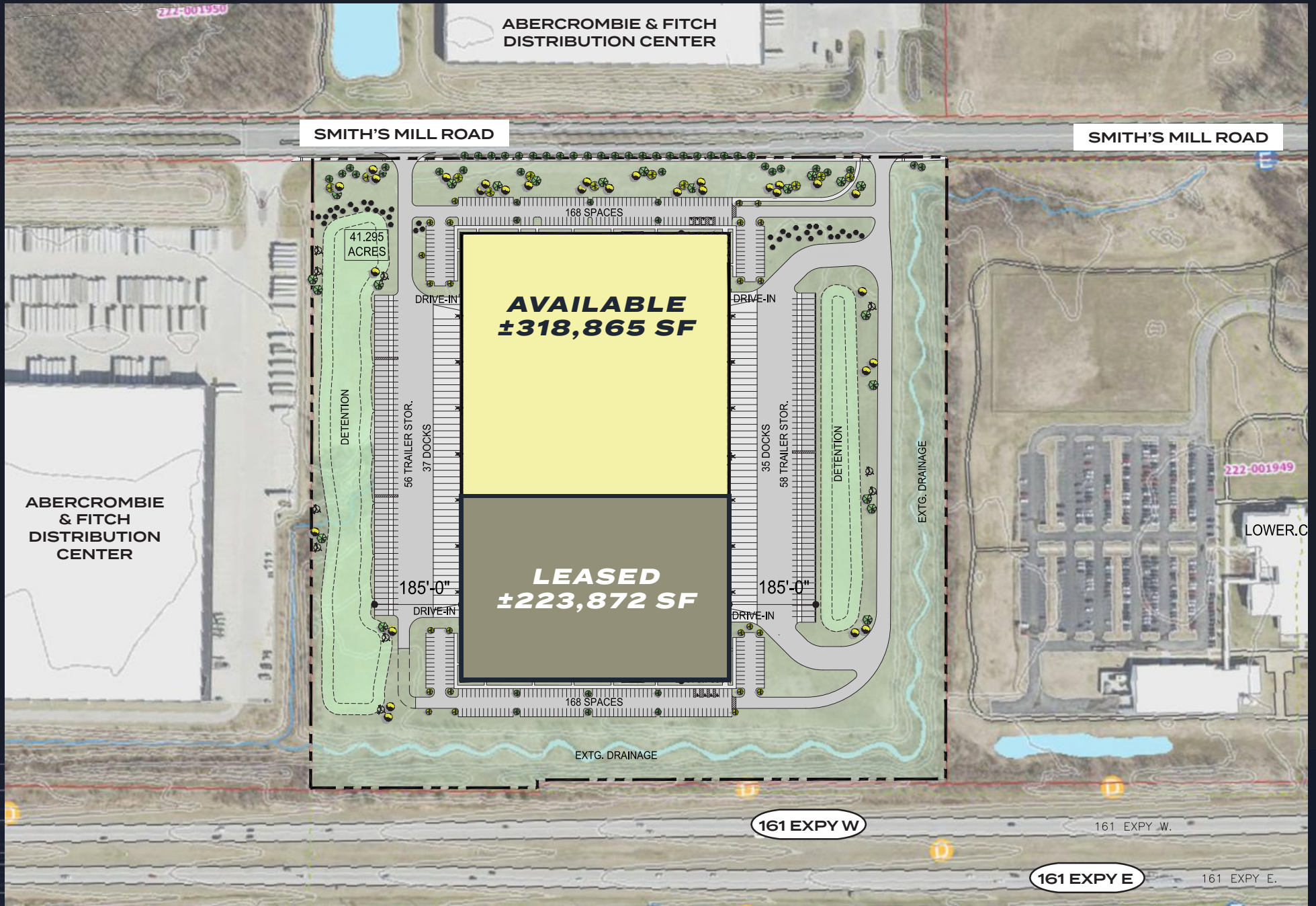
michael.mullady@cbre.com

JEFF LYONS

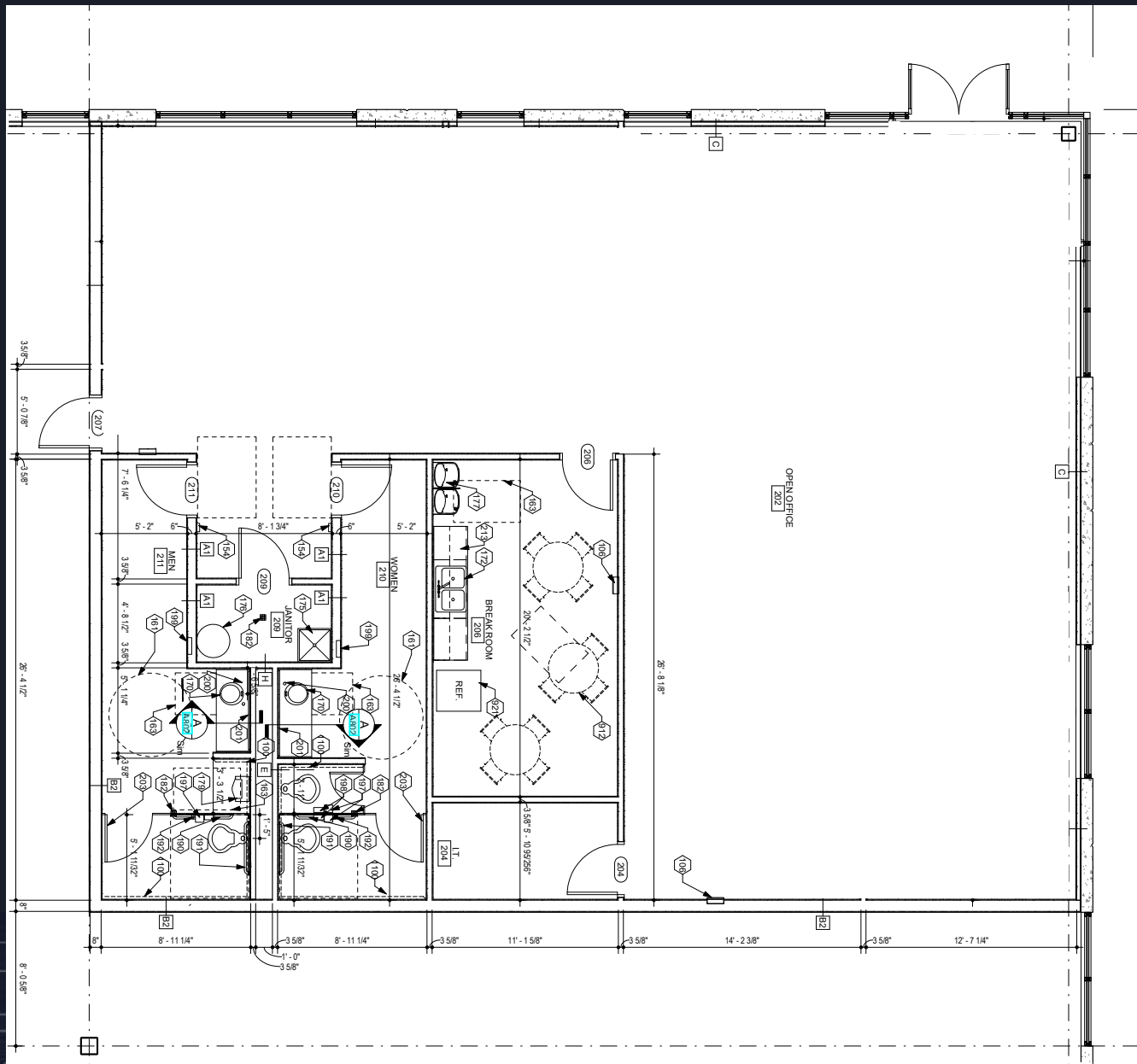
Executive Vice President

+1 614 430 5012

jeff.lyons@cbre.com



±2,800 SF
SPECULATIVE
OFFICE AT THE
NE CORNER



PROPERTY DETAILS

AVAILABILITY	SITE SIZE	OFFICE	BLDG DIMENSIONS	CAR PARKING	TRAILER PARKING
±318,865 Available SF ±542,737 Total Building Size	±41.29 AC	±2,800 SF speculative office in the NE corner	952'W x 570'D	±168 spaces 6" of limestone 2.5" asphalt binder 1.5" asphalt wearing	±67 spaces 6" of limestone 4" asphalt binder 1.5" asphalt wearing
DOCK DOORS	DOCK EQUIPMENT	DRIVE-INS	CLEAR HEIGHT	COLUMN SPACING	FIRE SUPPRESSION
35 (9' x 10') Expandable to a total of 50.	Cross-dock configuration; prepped for pit-style levelers. Doors feature a vision panel and track guards	2 insulated overhead doors with motor operators	36'	56'W x 50'D (Typical) 56'W x 60'D (Speed)	ESFR
TRUCK COURT	ELECTRICAL	INTERIOR LIGHTING	EXTERIOR LIGHTING	ROOF	WAREHOUSE HEAT
185' depth; 7" concrete over 4" compacted gravel base extending 60' from building. Dolly pads are 10' wide w/ 7" concrete over 4" compacted gravel base	Building can accommodate up to 3000-amp, 480 volt, 3-phase service	Interior: High-bay LED light shatter proof lens fixtures	Exterior: Cut off LED wall packs at the docks and car parking	45-mil TPO roof membrane system. 15 year warranty. Metal roof deck to be prime painted white.	Two (2) - 80/20 MAU units equally spaced throughout the available square footage. Designed to maintain 55 indoor air temperature with 0° F outside
STORM DRAINAGE	CONSTRUCTION	FLOOR SLAB	SANITARY LINE	NATURAL GAS	CITY WATER
Complete storm water system designed for roof/paving drainage; Paving to have positive drainage away from building	Load bearing concrete walls shall be site cast, tilt wall construction with aesthetically pleasing reveals	3,500 psi concrete; 7" conventional unreinforced slab on 6" compacted limestone base. Floor Flatness designed to be FF 50/FL 35	Two (2) laterals of 6" sanitary piping will be run underground, across the short dimension of the building located in the first bay by end wall, and at the half point of building	2" service line tapped off of an 8" main line. The primary distribution line inside of the building and downstream of the meter is 4". Approved for a maximum load of 9.0 MBtu/hr.	10" Fire Service Line 2" Domestic Line



NEW ALBANY COMMERCE CENTER I

**CLICK HERE TO VIEW DRONE
FOOTAGE AS OF 7/11/2024**





INTERIOR SHOTS

[CLICK TO SEE ALL INTERIOR PHOTOS](#)



PRIME LOCATION IN NEW ALBANY, OH

Harlem Rd

Walnut St

Fancher Rd

62

GREEN CHAPEL RD NW

Duncan Plains Rd NW

THE NEW ALBANY COMPANY

BEECH ROAD NW

intel.

MINK STREET

RINCHM

±8.5 Mi to I-270
& 24 Mi to Columbus

rieke

voyant

Axiom

aws

JUG STREET

VanTrust

Abercrombie & Fitch

hims

Axiom

LEGEND (±)

- New Albany Company Controlled Land
- Intel Site = ±900 Acres
- VanTrust New Albany Tech Park = ±500 Acres
- Amazon Web Services Development = ±400 Acres
- Microsoft Corporation Development = ±183.82 Acres
- Proposed ±417 Acre mixed-use project in Johnstown
- Rinchem Company Development = ±30 Acres
- QTS Data Center Development = ±333 Acres
- Mixed Use/Retail

NEW ALBANY COMMERCE CENTER I

161

Lbrands

161

QTS

AMGEN

CUPERTINO ELECTRIC INC.

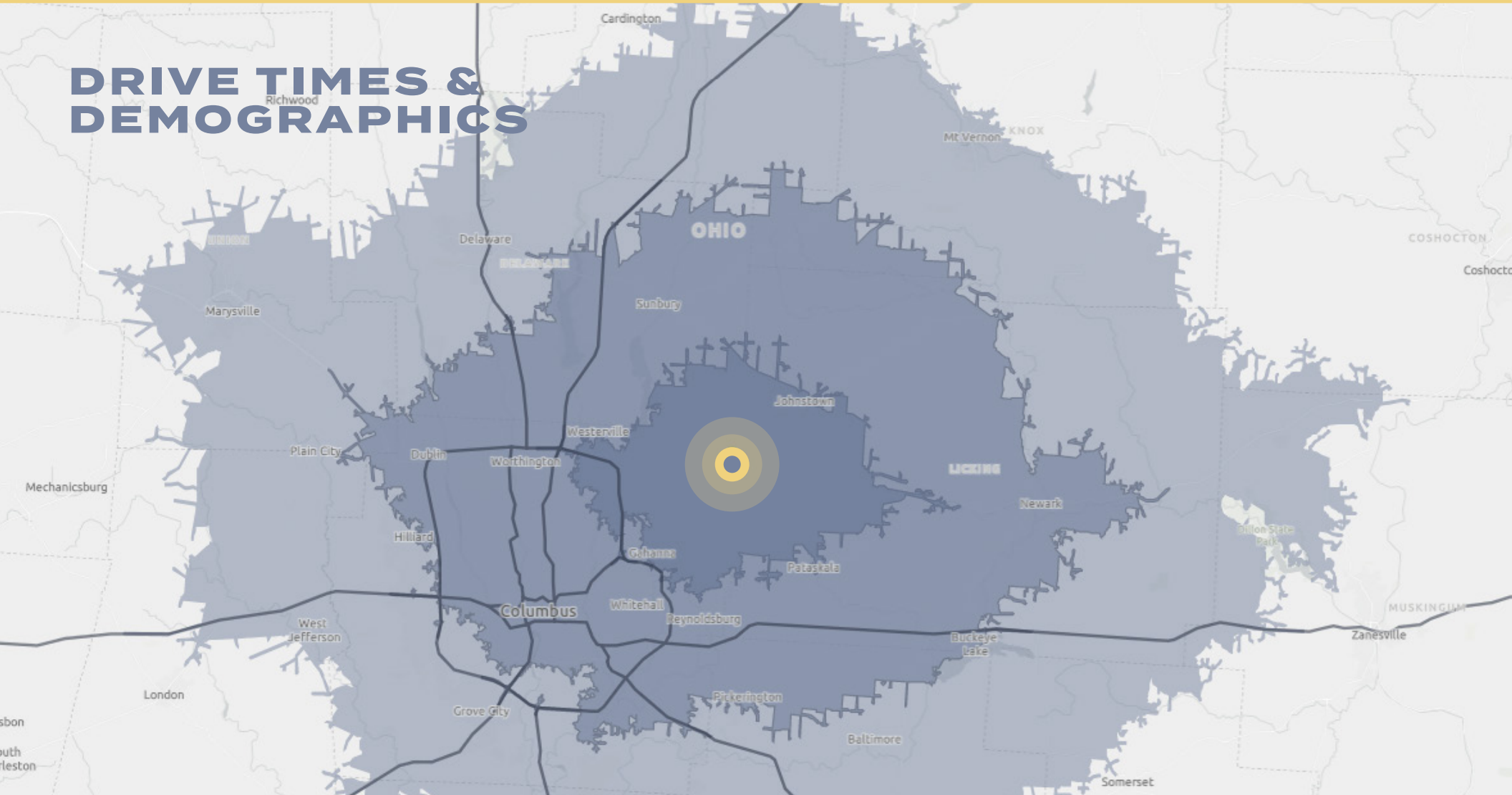
amazon

BEECH ROAD SW

FACEBOOK

Google

DRIVE TIMES & DEMOGRAPHICS



	WITHIN 15 MIN	WITHIN 30 MIN	WITHIN 45 MIN
2023 POPULATION CURRENT YEAR ESTIMATE	158,601	1,401,288	2,030,309
HOUSEHOLD INCOME 100,000+	31,590 - 49.1%	227,932 - 39.9%	329,511 - 40.8%
2023 EMPLOYED CIVILIAN POPULATION	89,490	746,366	1,066,661
PRODUCTION WORKERS	2,996 - 3.3%	29,308 - 3.9%	48,376 - 4.5%
TRANSPORTATION AND MATERIAL MOVING	5,292 - 5.9%	56,989 - 7.6%	84,600 - 7.9%



±6 Miles to I-270

±4 Mi to Intel Development

±17 Mi to CMH Airport

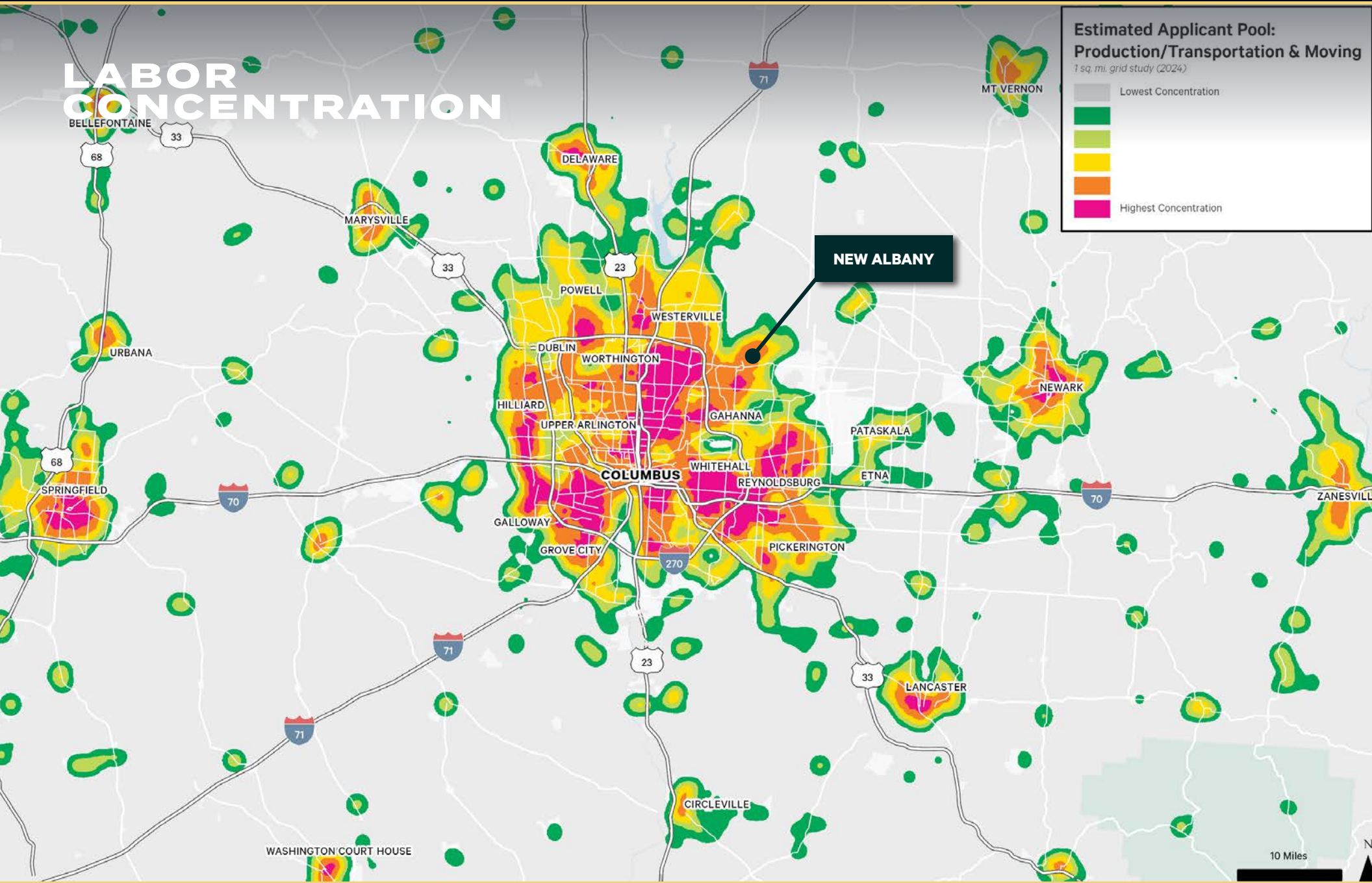
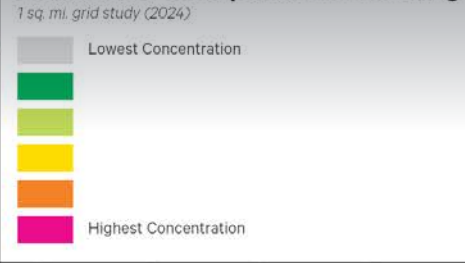
NEW ALBANY COMMERCE CENTER I

AMENITIES IN NEW ALBANY, OH

- Huntington
- Walgreens
- TACO BELL
- Arbys
- McDonald's
- Rooster's
- Tanera BREAD
- MARKET DISTRICT
- GODDARD SCHOOL
- Starbucks
- CHIPOTLE
- KinderCare
- WALTON PARKWAY
- 161
- NEW ALBANY CONDIT RD
- 161
- JOHNSTOWN RD
- SHEETZ
- ALDI
- DUNKIN'
- POPEYES
- La Petite ACADEMY
- Car Wash
- COURTYARD
- Hampton
- HOME 2
- DQ
- Bob Evans
- Subway
- BURGER KING
- Kroger
- FODOR RD
- SMITH'S MILL RD.
- 161
- NEW ALBANY COMMERCE CENTER I
- DUBLIN GRANVILLE RD
- 161
- NEW ALBANY
- BREWDOG
- bp
- Duchess
- STARBUCKS
- MARKETS
- CVS pharmacy
- JOHNSTOWN RD
- NOLDSBURG NEW ALBANY RD
- KITZMILLER RD
- DUBLIN GRANVILLE RD

LABOR CONCENTRATION

Estimated Applicant Pool: Production/Transportation & Moving



10 Miles



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