

8200 SMITH'S MILL RD.,  
NEW ALBANY, OH 43054



AVAILABLE

LEASED

CLICK HERE TO VIEW  
DRONE FOOTAGE

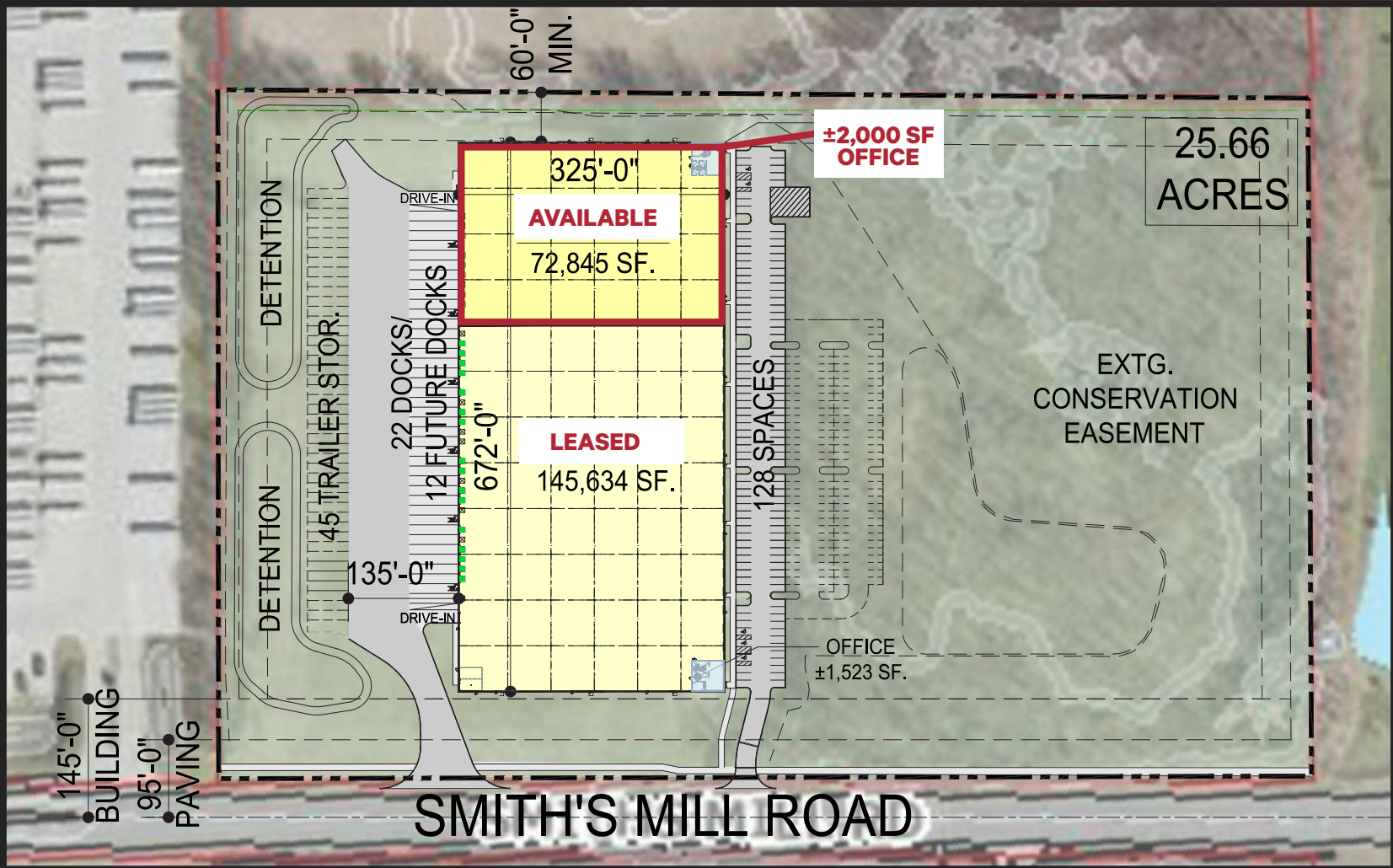


**AVAILABLE NOW**

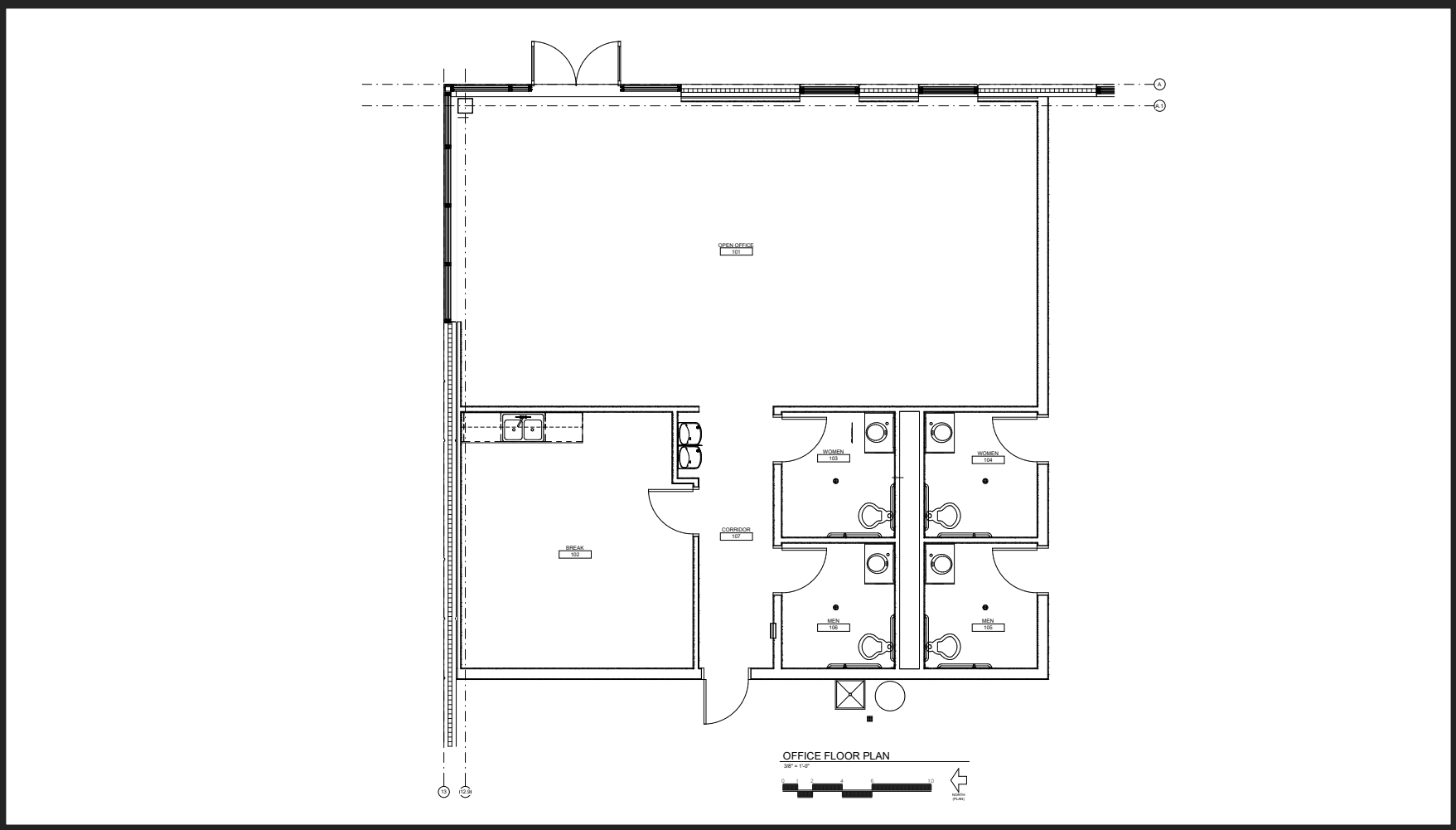
**±72,845 SQ FT**

**INDUSTRIAL BUILDING | 15-YR 100% TAX ABATEMENT**





# SITE PLAN



# OFFICE PLAN

±2,000 SF IN THE NE CORNER



**NEW ALBANY  
 COMMERCE  
 CENTER**

II



**INTERIOR PHOTOS**  
[CLICK HERE TO VIEW ALL](#)





# PROPERTY DETAILS



**BUILDING/SITE SIZE**  
**±218,457 SF**  
**±25 AC**  
**±72,845 SF Available**



**BUILDING DIMENSIONS**  
**672'W x 325'D**



**OFFICE**  
**±2,000 SF office in the NE corner of the building**

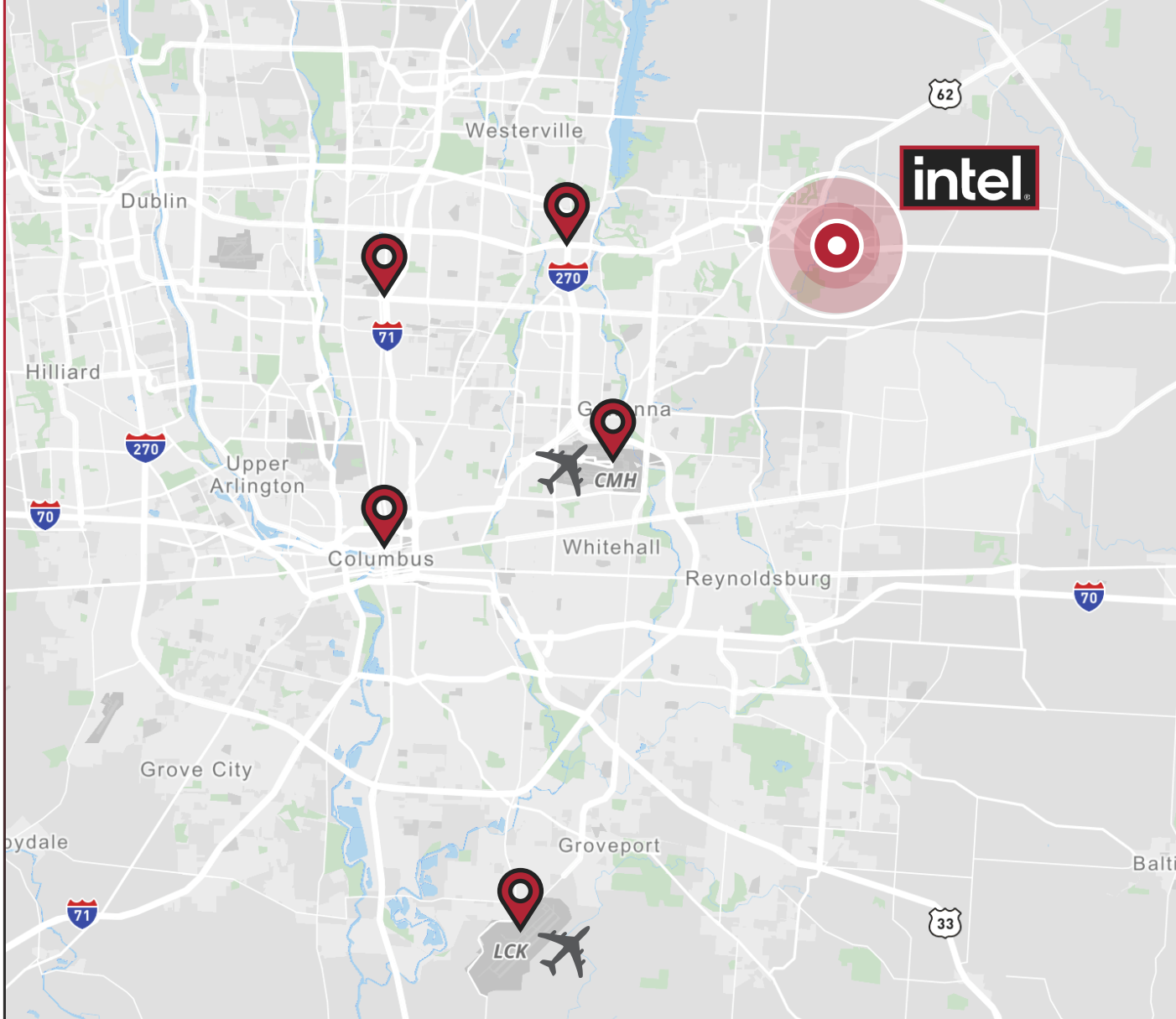


**CAR PARKING**  
**±40 car parking**  
**6" of limestone**  
**2.5" asphalt binder**  
**1.5" asphalt wearing**



**TRAILER PARKING**  
**±45 future trailer parking**

DOCK DOORS	DOCK EQUIPMENT	DRIVE-INS	CLEAR HEIGHT	COLUMN SPACING	FIRE SUPPRESSION
Six (9' x 10') insulated manual overhead dock doors at delivery (expandable to a total of 10)	Six dock pits. Doors feature a vision panel, track guards, 10,000 cycle torsion springs, and step plate. 3/6 dock pits have Nordock 7' x 8' 40,000 lb mechanical levelers. Conduit at each dock pit.	One (12' x 14') insulated doors with motor operators	32'	56'W x 53'D (Typical) 56'W x 60'D (Speed)	ESFR
TRUCK COURT	ELECTRICAL	INTERIOR LIGHTING	EXTERIOR LIGHTING	ROOF	NATURAL GAS
185' depth; 7" concrete over 4" compacted gravel base extending 60' from building.	1,000-amp, 480/277 volt 3-phase service	Interior: High-bay LED light shatter proof lens fixtures along speed bay. 30 fc at 3' AFF based on open floor plan throughout warehouse area with motion sensors	Exterior: Cut off LED wall packs at the docks and car parking	45-mil TPO roof membrane system. 15 year warranty	2" service line tapped off of an 8" main line. The primary distribution line inside of the building and downstream of the meter is 2". Approved for a maximum load of 4.7 MBtu/hr.
WAREHOUSE HEAT	STORM DRAINAGE	CONSTRUCTION	FLOOR SLAB	SANITARY LINE	CITY WATER
One (1) - 80/20 MAU. Designed to maintain 55 indoor air temperature with 0° F outside	Complete storm water system designed for roof/paving drainage; Paving to have positive drainage away from building	Load bearing concrete walls will be precast construction with aesthetically pleasing reveals	4,000 PSI concrete with compacted limestone base. Floor flatness designed to be FF 50/FL 35	One (1) lateral of 6" sanitary piping will be run underground, across the short dimension of the building located in the first bay by end wall.	8" Fire Service Line 2" Domestic Line



**±5 MIN / ±2.5 MI  
TO INTEL  
DEVELOPMENT**

**±10 MIN / ±8 MI  
TO I-270**

**±14 MIN / ±12.5 MI  
TO I-71**

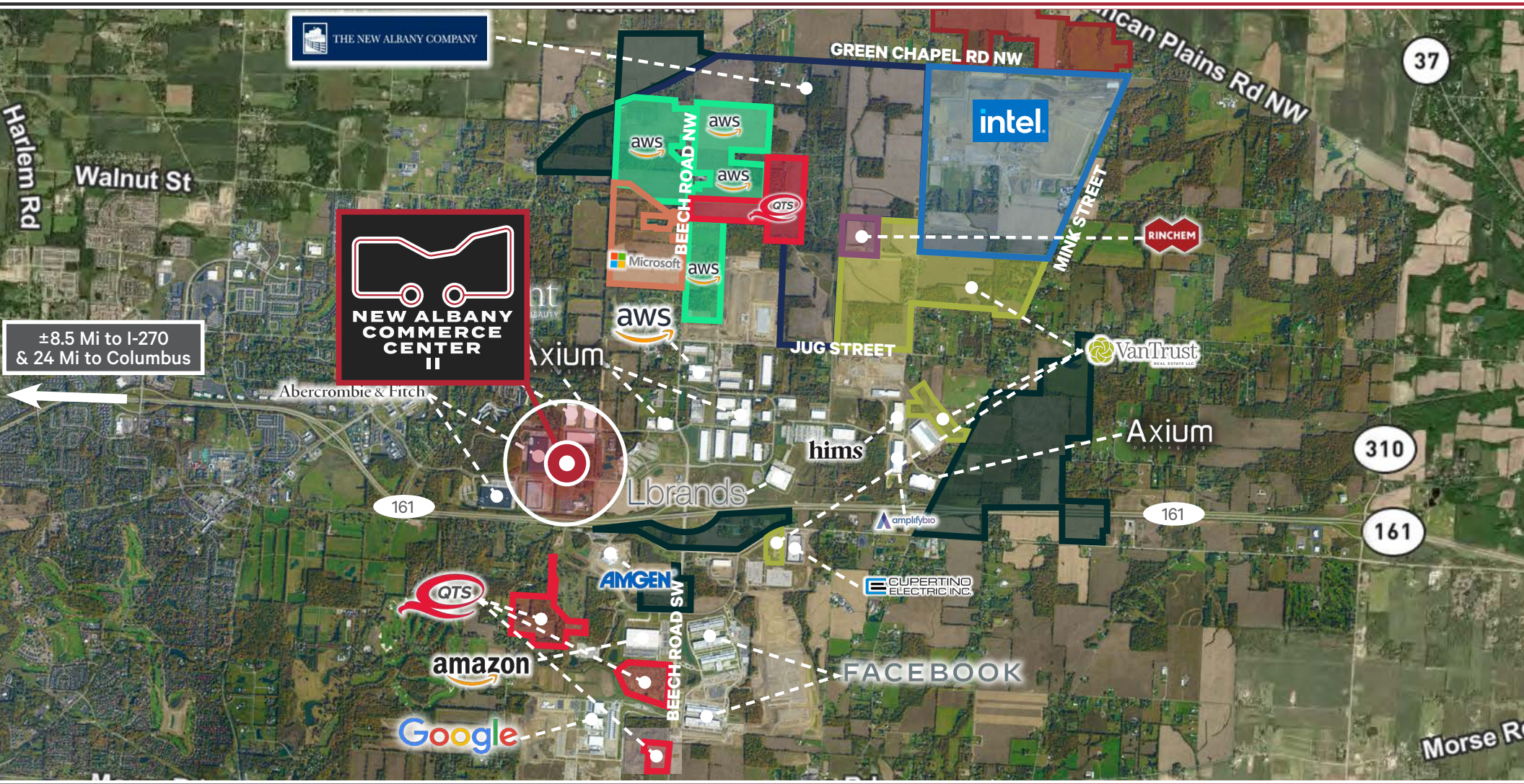
**±16 MIN / ±14.9 MI  
TO JOHN GLENN  
INT'L AIRPORT**

**±21 MIN / ±19.2 MI  
TO DOWNTOWN COLUMBUS**

**±35 MIN / ±30.6 MI  
TO RICKENBACKER  
INT'L AIRPORT**





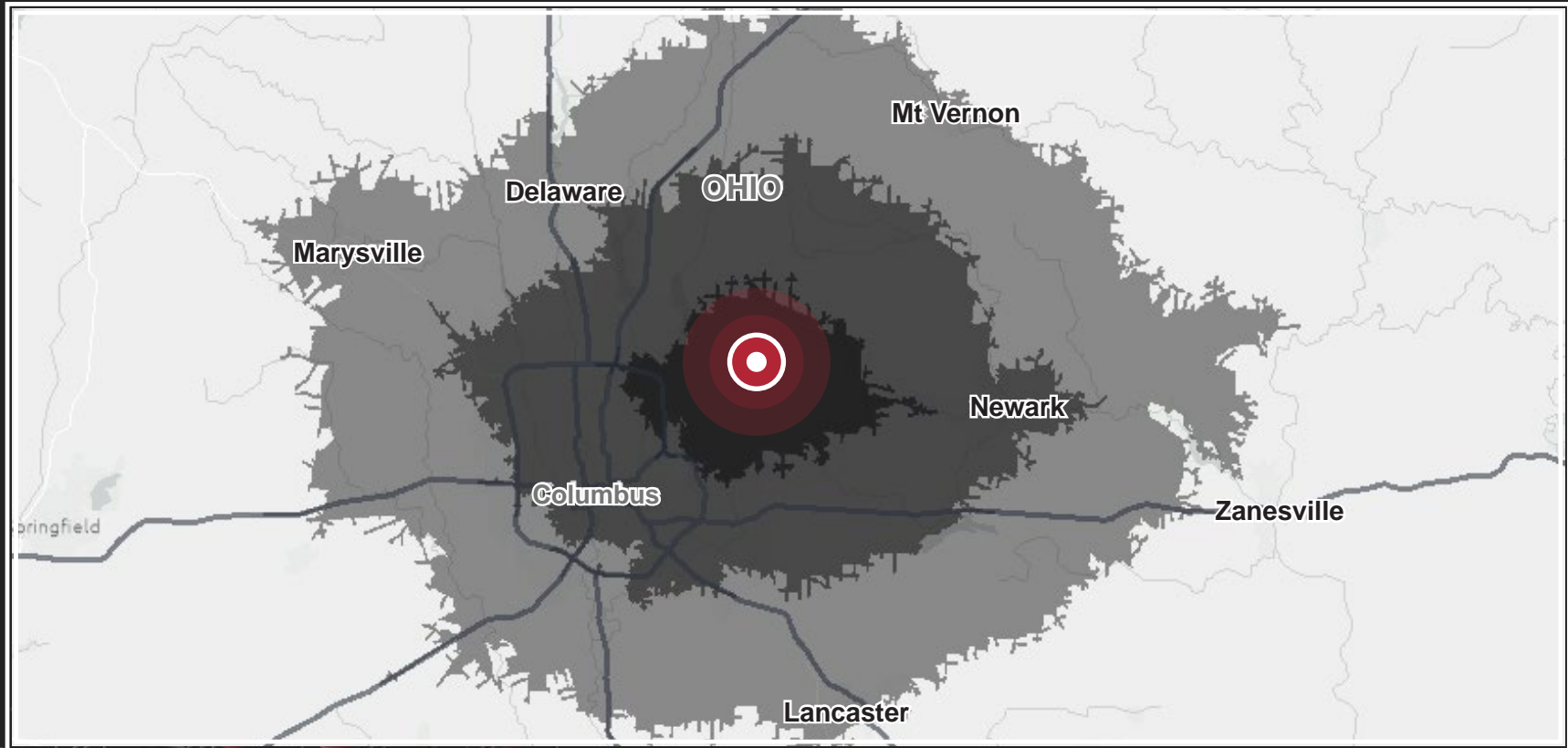


**PRIME LOCATION IN  
NEW ALBANY, OH**





# DRIVE TIME MAP & DEMOGRAPHICS



	WITHIN 15 MIN	WITHIN 30 MIN	WITHIN 45 MIN
<b>2023 POPULATION</b>			
<b>CURRENT YEAR POPULATION</b>	164,846	1,407,018	2,031,965
<b>HOUSEHOLD INCOME</b>			
<b>100,000+</b>	32,607 - 4.9%	228,790 - 4.0%	329,474 - 4.1%
<b>2023 EMPLOYED</b>			
<b>CIVILIAN POPULATION</b>	92,537	749,132	1,067,331
<b>PRODUCTION</b>			
<b>WORKERS</b>	3,100 - 3.4%	29,518 - 3.9%	48,381 - 4.5%
<b>TRANSPORTATION AND</b>			
<b>MATERIAL MOVING</b>	5,463 - 5.9%	57,282 - 7.6%	84,760 - 7.9%





## NOW AVAILABLE & READY FOR OCCUPANCY

### CONTACT US:

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