NEW ALBANY
INDUSTRIAL CENTER

BEECH ROAD NW & MILLER ROAD NW
NEW ALBANY OHIO, 43031



AVAILABLE FOR LEASE

364,230 SF

INCENTIVES AVAILABLE

24.06 ACRES

BEAU TAGGART, SIOR
+1 614 581 2314
beau.taggart@kbcadvisors.com

JOE KIMENER
+1 614 313 9626
joe.kimener@kbcadvisors.com

CADE CRAWFORD
+1 419 788 8883
cade.crawford@kbcadvisors.com

PANATTONI

KBCADVISORS

PROPERTY HIGHLIGHTS

EXCELLENT LABOR POOL
WITHIN 60 MILE RADIUS

4
STORE FRONTS

2.5 MILES
TO STATE ROUTE 161

STRATEGICALLY POSITIONED
CLOSE TO ESSENTIAL AMENITIES

UP TO 15 YEAR
TAX ABATEMENT



SITE PLAN & SPECS

24.06 ACRES	**364,230 SF** AVAILABLE	**54' X 60'** FIRST BAY IS 50' DEEP	**60'** SPEED BAY	**36'** CLEAR HEIGHT	**36** DOCK DOORS EXPANDABLE TO 62	**4,000** AMPS POWER	**UP TO 15 YEAR** 100% TAX ABATEMENT
4 DRIVE INS	**135'** TRUCK COURT	**236** AUTO SPACE EXPANDABLE	**64** TRAILER SPACES	**3** ACCESS POINTS	**ESFR** SPRINKLERS	**R-30** ROOF	**R-14.5** WALLS



PROPERTY PHOTOS







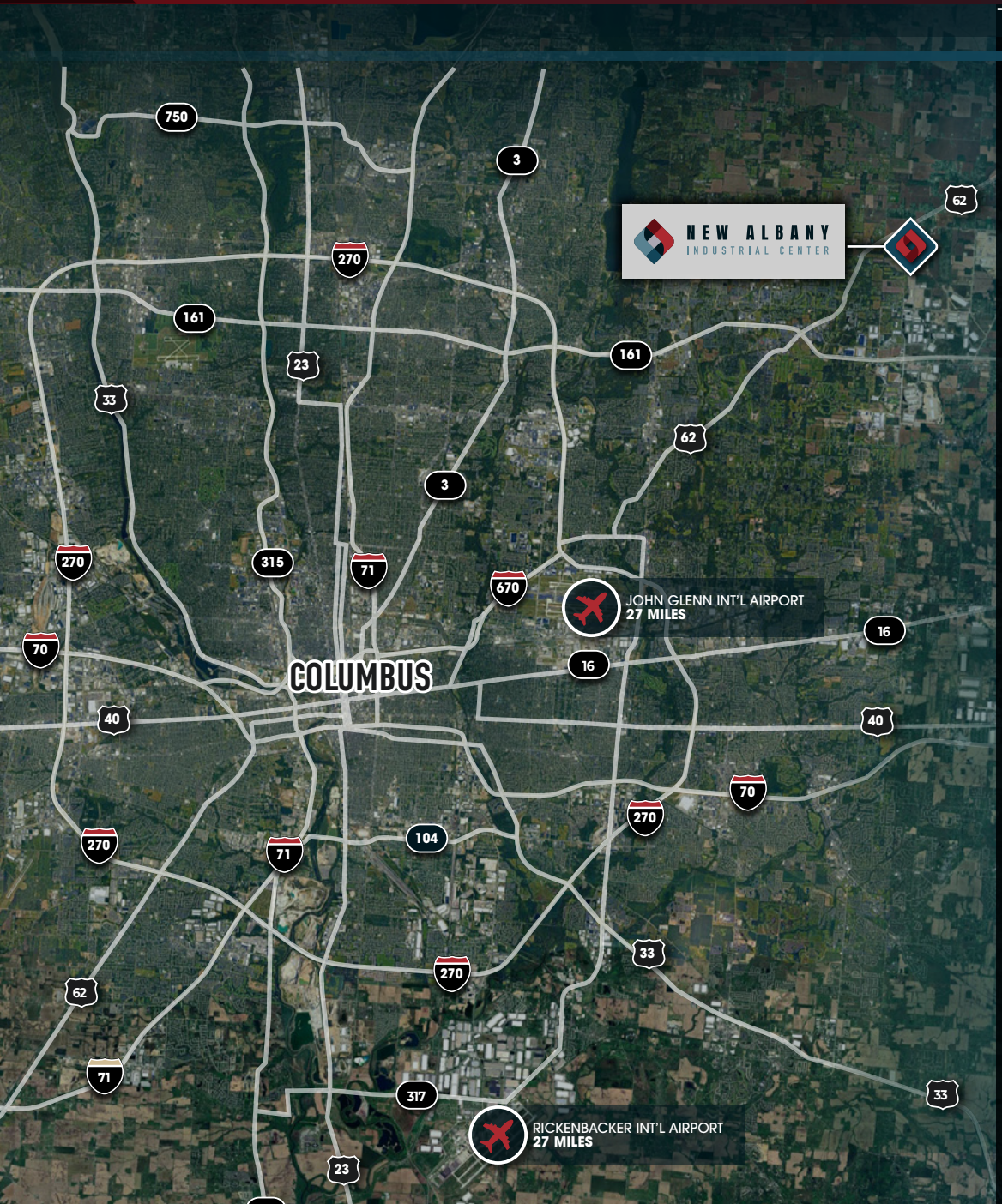




CORPORATE NEIGHBORS



ACCESS & MARKET LOCATION



Columbus is located within a 10-hour drive of 46 percent of the country's population.

Top employment sectors in Columbus are:

MANUFACTURING

- 8% or 144,000 employees
- Top manufacturing employers include Whirlpool Corp. and Safelite.

TRANSPORTATION

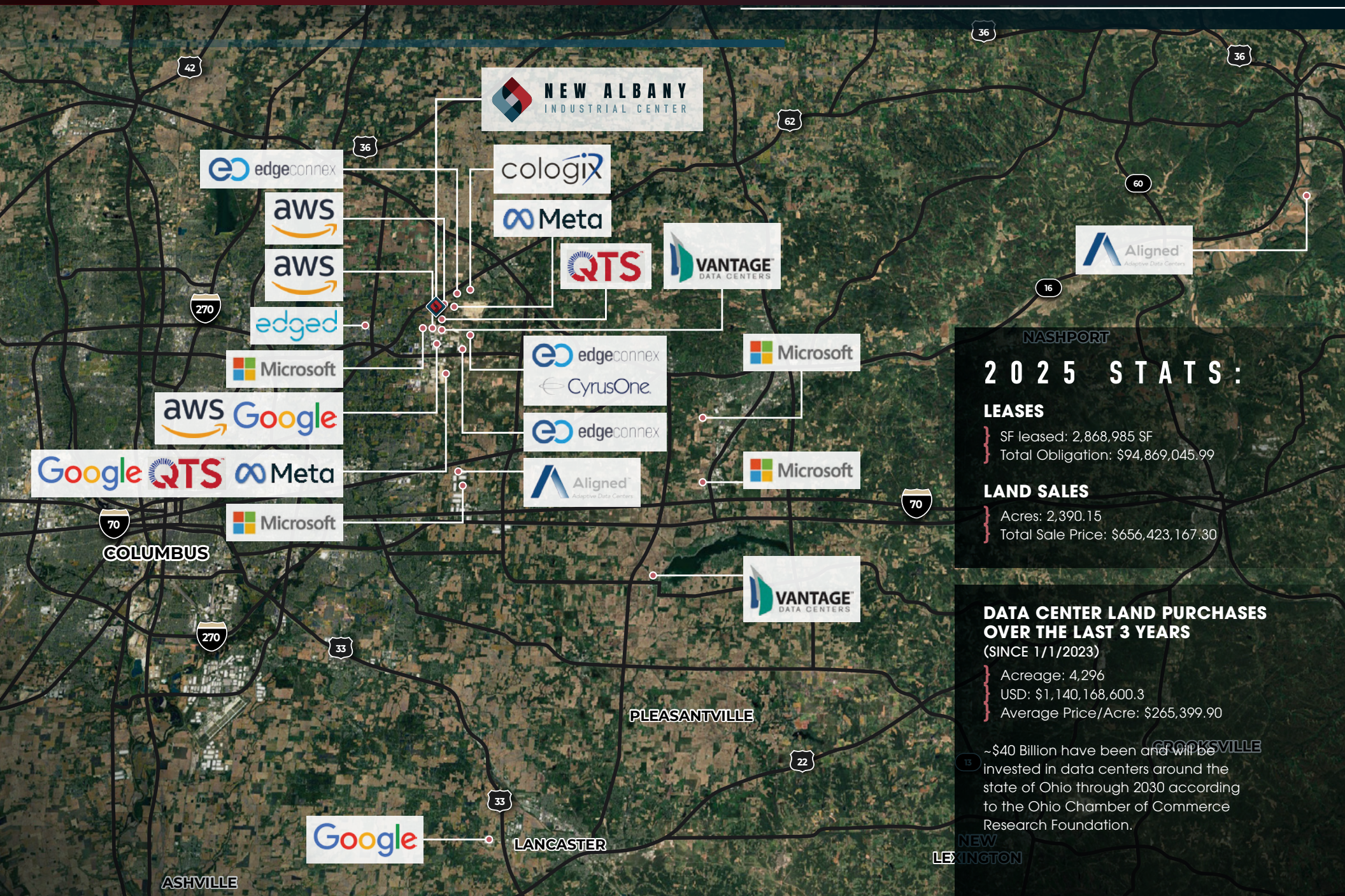
- 6% or 108,000 employees
- Since 2018, Rickenbacker has flown 300+ million pounds of cargo.

WHOLESALE TRADE

- 4% or 72,000 employees
- DHL & XPO have a strong presence in the market given geographic location and available labor.

Additionally, the Intel chip plant in New Albany, OH is under construction with an anticipated completion date of late 2030. This will lead to an increase in labor demand and additional warehouse space for affiliated suppliers.

DATA CENTER LOCATIONS



2025 STATS:

LEASES

- SF leased: 2,868,985 SF
- Total Obligation: $94,869,045.99

LAND SALES

- Acres: 2,390.15
- Total Sale Price: $656,423,167.30

DATA CENTER LAND PURCHASES OVER THE LAST 3 YEARS

(SINCE 1/1/2023)

- Acreage: 4,296
- USD: $1,140,168,600.3
- Average Price/Acre: $265,399.90

~$40 Billion have been and will be invested in data centers around the state of Ohio through 2030 according to the Ohio Chamber of Commerce Research Foundation.

IMMEDIATE WORKFORCE

POPULATION REACH

30 MIN	60 MIN	3 HR	6 HR
1,286,926	2,368,957	15,473,960	48,322,794

LABOR POOL

WAREHOUSE WORKERS

$17.54 Avg. Hourly Earnings

	30 MIN	60 MIN
2024 Resident Workers	24,739	66,184
Past 5-Year Growth	-1%	1%
2024 Net Commuters*	2,239	11,142

FORKLIFT DRIVERS

$19.27 Avg. Hourly Earnings

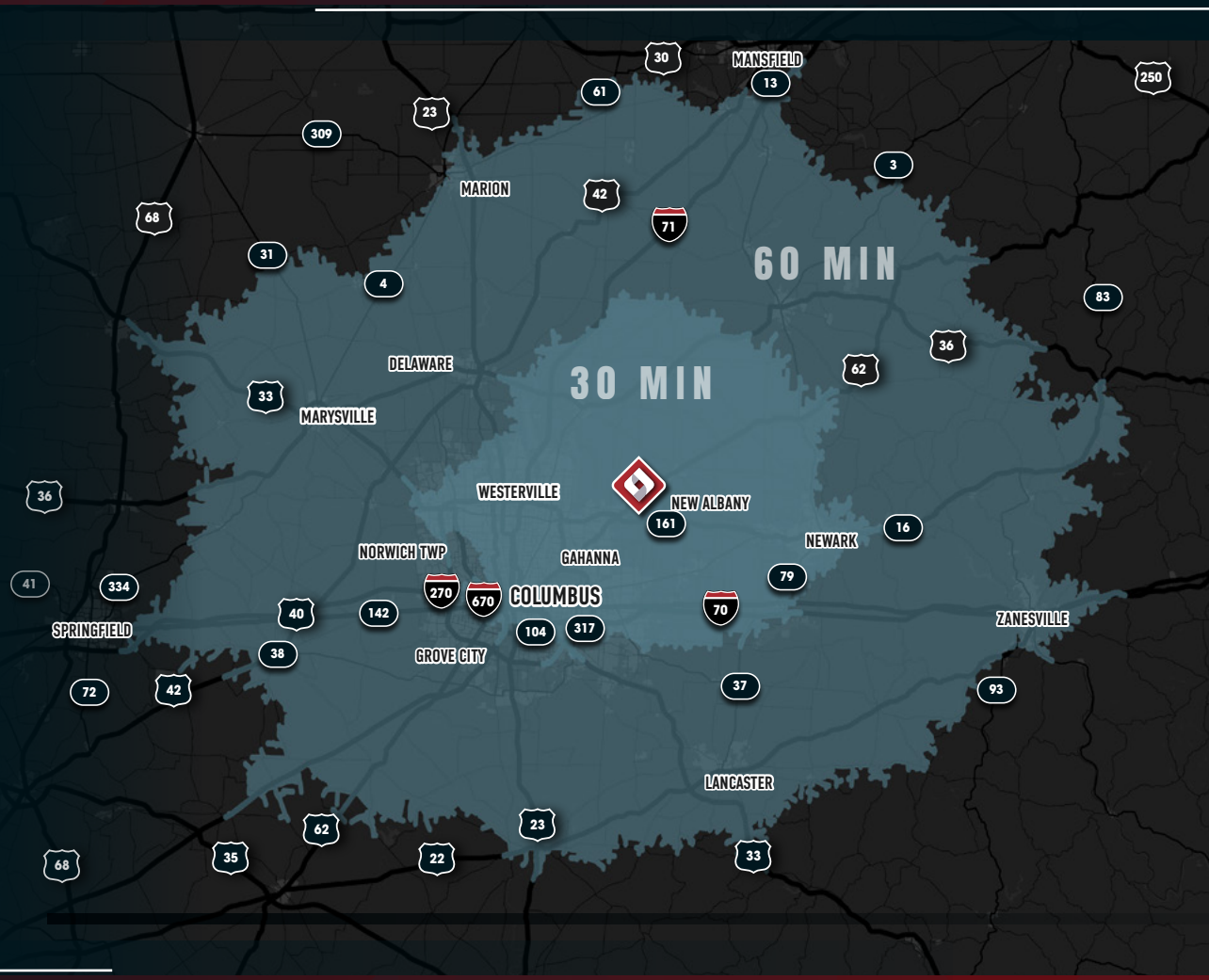
	30 MIN	60 MIN
2024 Resident Workers	2,530	6,929
Past 5-Year Growth	-21%	-17%
2024 Net Commuters*	-70	927

MANUFACTURERS & FABRICATORS

$18.97 Avg. Hourly Earnings

	30 MIN	60 MIN
2024 Resident Workers	4,305	13,948
Past 5-Year Growth	5%	4%
2024 Net Commuters*	610	2,925

*Labor Facts are calculated using a 30-min/60-min Drive Time from the site
Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2025)
Wage data comes from ERI (Latest data release: 05/12/2025)



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PANATTONI

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