

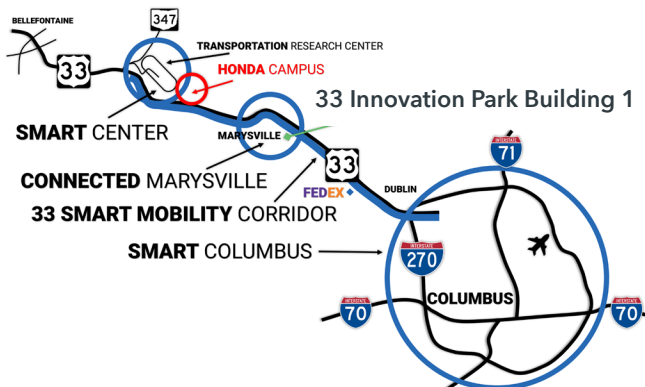
INDUSTRIAL FOR LEASE

33 INNOVATION PARK - BUILDING 1

1100 INNOVATION WAY, MARYSVILLE, OHIO 43040



NEW CONSTRUCTION | MULTI-TENANT INDUSTRIAL | UP TO 84,000 SF



33 Innovation Park Building 1

Total Building	84,000 SF
Available SF	84,000 SF
Divisible To	18,000 SF
Clear Height	28' minimum
Lighting	LED
Column Spacing	40' wide X 50' deep
Fire Suppression	ESFR
Dock Doors	Two per 18,000 SF
Drive In Doors	One per 18,000 SF
Interior Improvements	Build To Suit
Auto Parking	86
New Construction	2020 - Under Construction
Real Estate Tax Abatement	10 year 75%

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All information furnished regarding property for sale, lease, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rate, or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or agent herein.

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33 INNOVATION PARK | ZONED INDUSTRIAL



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33 INNOVATION PARK - BUILDING 1

1100 INNOVATION WAY, MARYSVILLE, OHIO 43040

Municipality	Marysville, Ohio	Dock Doors	7: South Wall (9' X 10')
Total Building	84,000 SF	Dock Equipment	30,000 lb mechanical levelers, seals, bumpers
Building Dimensions	150' deep X 560'		
Available Suite	18,000 - 84,000 SF (divisible)	Drive In Doors	4: 12' X 14', vision light, motorized
Suite Dimensions	150' deep X 40' (14 lanes / suites)	Auto Parking	86
Office	Build To Suit	Trailer Parking	Potential
Warehouse/Production Area	84,000 SF	Electric Service	277/480V 3 Phase
Site Size	16.64 Acres	Gas Service	CERC
Year Built	2020 - Under Construction	Water / Sewer	City of Marysville
Zoning	Heavy Industrial (M-2)	Telecom	Spectrum, Century Link, COGS Fiber
Exterior Walls	Precast Concrete Panel (10")	Parcel ID	TBD - Union County
	Insulation (R-12.8 min)	Park Setting	Institutional with design standards
Column Spacing	40' wide X 50' deep	Incentives	CRA & Enterprise Zone Status
Dock Wall Bays	50' deep	Signage	Building / Monument / Suite
Bay Size	6,000 SF (40' X 150')	Logistical Access	US 33 Via Scottslawn Road
Roof	0.45 mil mech fastened TPO with rigid insulation (R-20 min)		8 Miles to US 42
			9 Miles to future FedEx NW Hub
Floor	6" concrete slab - 3,500 psi		12 Miles to Honda Manufacturing
Ceiling Height	28' minimum		15 Miles to I-270 Columbus
Warehouse Lighting	LED lighting		24 Miles to I-70
Heating	Suspended gas fired		50 Miles to I-75
	spec indoor 55 F at -10 F outside	Intermodal Access	CSX Buckeye Yard 20 Miles
Air Conditioning	Office areas		Norfolk Southern 40 Miles
Insulation	Walls = R-12.8 min, Roof = R-20 min	Airport Access	OSU Don Scott (OSU) 20 miles
Fire Suppression	ESFR		John Glenn Intl (CMH) 36 Miles
Roof Drainage	Sloped to exterior downspouts		Rickenbacker (LCK) 40 Miles
Loading	Single Load Configuration	Corporate Neighbors	Sumitomo, Moriroku, Nissin,
Truck Courts	Concrete Pavement		Scotts Miracle-Gro, Honda, TRC
		Leasing	Lee & Associates

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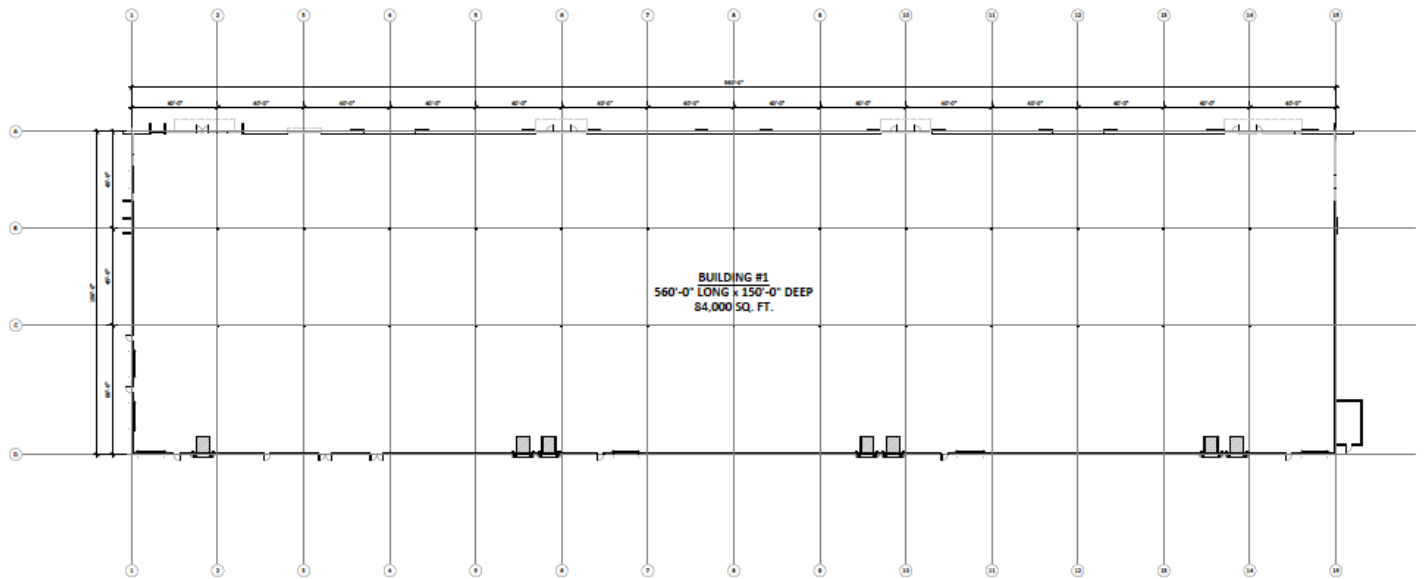
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33 INNOVATION PARK - BUILDING 1

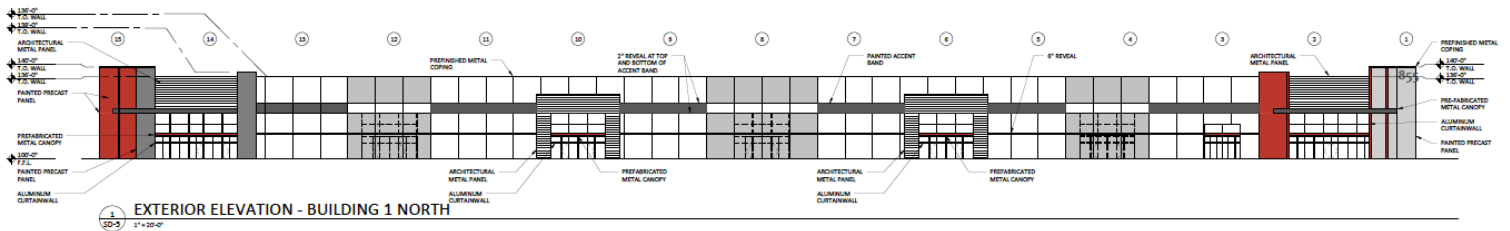
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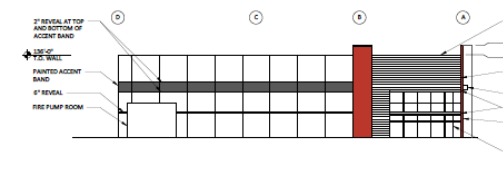
COMMERCIAL REAL ESTATE SERVICES



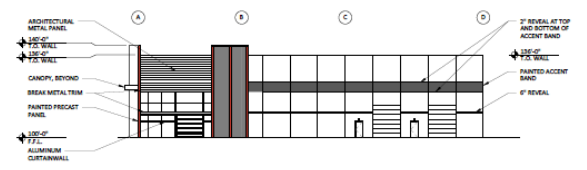
ARCHITECTURAL FLOOR PLAN - BUILDING #1
1"=20'-0"



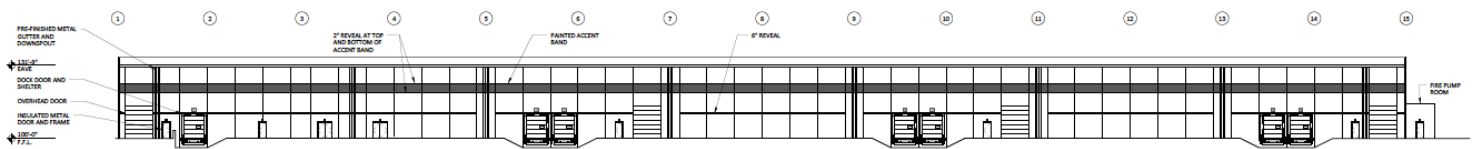
EXTERIOR ELEVATION - BUILDING 1 NORTH
1"=20'-0"



EXTERIOR ELEVATION - BUILDING 1 EAST
1"=20'-0"



EXTERIOR ELEVATION - BUILDING 1 WEST
1"=20'-0"



EXTERIOR ELEVATION - BUILDING 1 SOUTH
1"=20'-0"

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