

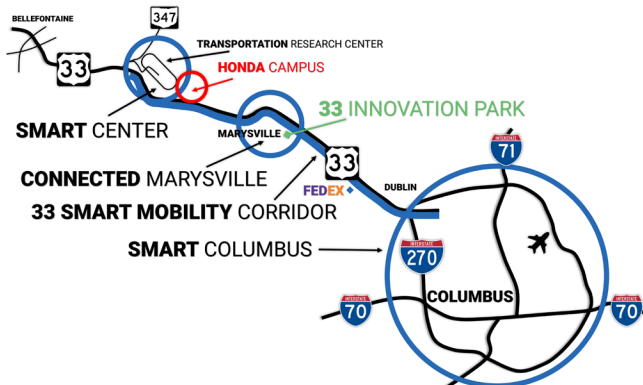
INDUSTRIAL FOR LEASE

33 INNOVATION PARK - BUILDING 2

Innovation Way, Marysville, Ohio 43040



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



33 Innovation Park Building 2

Total Building	84,000 SF
Available SF	84,000 SF
Divisible To	18,000 SF
Clear Height	28' minimum
Lighting	LED with sensors
Column Spacing	40' wide X 50' deep
Fire Suppression	ESFR
Dock Doors	Up to one per 6,000 SF
Drive In Doors	Up to one per 6,000 SF
Interior Improvements	Build To Suit
Auto Parking	Up to 106
New Construction	2020
Real Estate Tax Abatement	Up to 10 year 75%

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INDUSTRIAL FOR LEASE

33 INNOVATION PARK - BUILDING 2

Innovation Way, Marysville, Ohio 43040



SITE

Innovation Way



Industrial Parkway



33 INNOVATION PARK | ZONED INDUSTRIAL



US 33 - SMART MOBILITY CORRIDOR



Building 1

Building 2

EXAMPLE
18,000 SF
SUITE



SITE INFORMATION	
PARCELS AREA:	16.04 ACRES
BUILDING AREA (PER BUILDING):	84,000 SF
BUILDING SETBACKS:	
FRONT YARD (ALONG INDUSTRIAL PARKWAY):	80' 0"
FRONT YARD (ALONG INTERIOR ROADWAY):	80' 0"
SIDE YARD:	30' 0"
REAR YARD:	30' 0"
PARKING SETBACKS:	
ALONG INDUSTRIAL PARKWAY:	30' 0"
ALONG INTERIOR ROADWAYS:	30' 0"
SCULPTURE YARD:	30' 0"
PARKING REQUIREMENTS:	
OFFICE (20% OF BUILDING = 16,800):	
VEHICLE PARKING:	
(1 SPACE FOR EVERY 400 SF OF GFA)	
16,800 SF / 400 SF	= 42 REQUIRED
WAREHOUSING (80% OF BUILDING = 67,200):	
VEHICLE PARKING:	
(1 SPACE FOR EVERY 2,000 SF OF GFA FOR BUILDINGS 20,000 TO 120,000)	
67,200 SF / 2,000 SF	= 33.6 (34) REQUIRED
TOTAL NUMBER REQUIRED	= 56 PER BUILDING
TOTAL NUMBER PROVIDED	= 174 SPACES
BUILDING 1	= 138 SPACES
BUILDING 2	= 36 SPACES
LOADING (PER BUILDING):	
14 DOCK DOORS	
14 DRIVE IN DOORS	

INDUSTRIAL FOR LEASE

BUILDING 2 SPECIFICATIONS

Innovation Way, Marysville, Ohio 43040



Municipality	Marysville, Ohio	Dock Doors	Up to 14 on North Wall (9' X 10')
Total Building	84,000 SF	Dock Equipment	30,000 lb mechanical levelers, seals,
Building Dimensions	150' deep X 560'		bumpers, track guards, dock lights
Available Suite	18,000 - 84,000 SF (divisible)	Drive In Doors	12' X 14', vision light, motorized
Suite Dimensions	150' deep X 40' (14 lanes / suites)	Auto Parking	Up to 106
Office	15% SF Improvement Allowance	Trailer Parking	Potential
Warehouse/Production Area	84,000 SF	Electric Service	800 AMP, 277/480V 3 Phase
Site Size	16 Acres	Gas Service	CERC
Year Built	2020	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		8 Miles to US 42
	rigid insulation (R-20)		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 with motion sensors		24 Miles to I-70
Heating	Roof mounted direct 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, Morioku, Nissin,
Truck Courts	Heavy Duty Asphalt with		Scotts Miracle-Gro, Honda, TRC
	10' wide concrete dolly strips	Leasing / Management	Lee & Associates - Columbus

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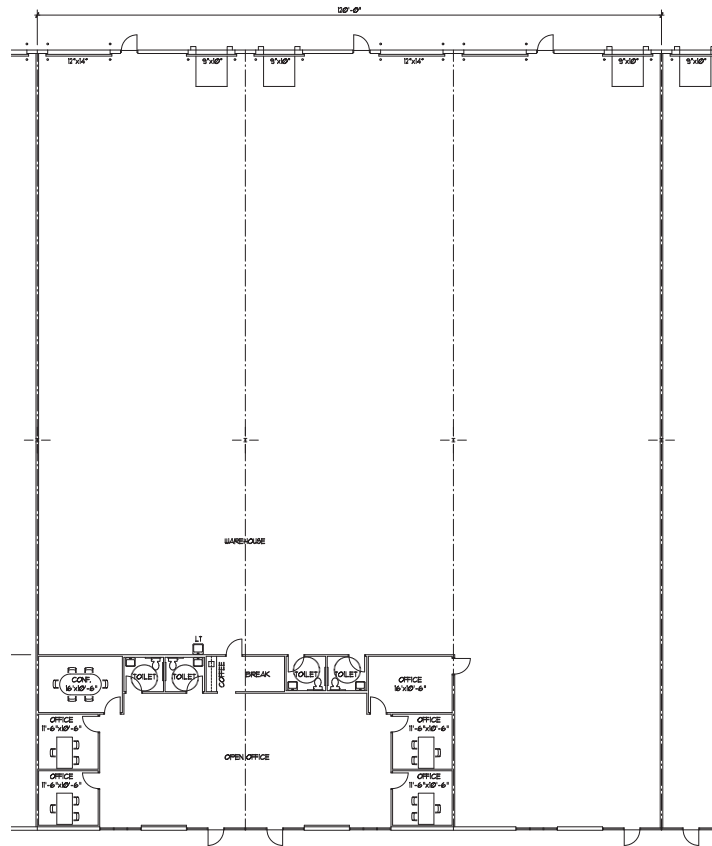
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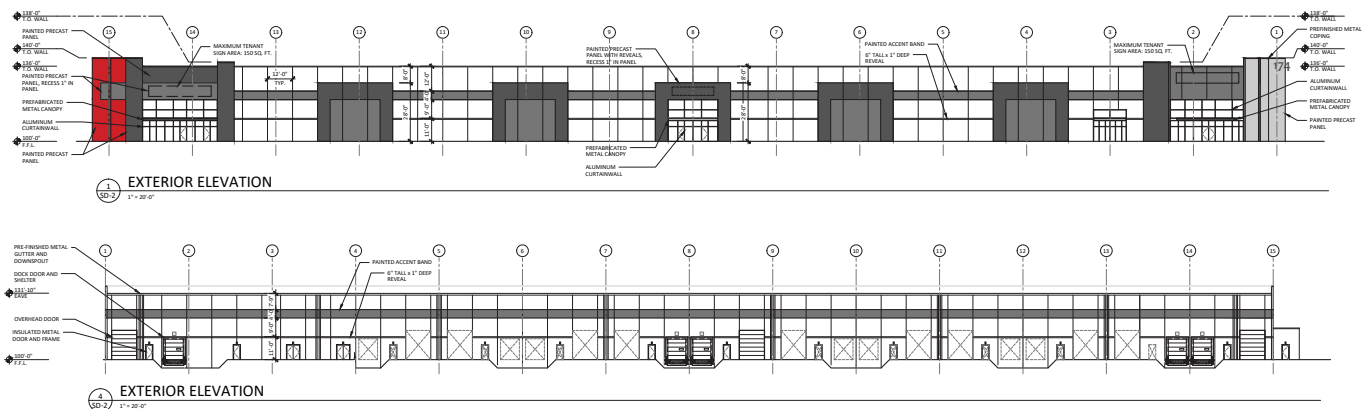
INDUSTRIAL FOR LEASE EXAMPLE SUITE

Innovation Way, Marysville, Ohio 43040



**18,000 SF Suite
(2,700 SF Office)**

EXAMPLE SUITE | ELEVATIONS



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