

## DEVELOPMENT SITES FOR SALE

# 33 INNOVATION PARK

Innovation Way, Marysville, OH 43040



### PROPERTY INFORMATION

<b>DEVELOPMENT:</b>	33 Innovation Park
<b>MARKET:</b>	Marysville / Union County
<b>ADDRESS:</b>	Innovation Way, Marysville
<b>OWNERSHIP:</b>	City of Marysville
<b>SITES:</b>	8 - 150± acres
<b>ZONING:</b>	Industrial, R&D, Office
<b>BUILD TO SUIT:</b>	Options available
<b>CORPORATE NEIGHBORS:</b>	Sumitomo, Morioku, Nissin, Scotts Miracle-Gro, Honda, EASE Logistics
<b>INCENTIVES:</b>	Marysville / Union County / State of Ohio
<b>INTERMODAL:</b>	CSX - Hilliard (20 miles) Norfolk Southern (40 miles)
<b>AIRPORTS:</b>	Ohio State (20 miles) John Glenn Intl (36 miles)

### PROPERTY OVERVIEW

The 33 Innovation Park is the premiere industrial park northwest of Columbus, Ohio in the City of Marysville. Due to its location, the park will be a center for research and development, innovation, and advanced manufacturing. The park has been opened up by the completion of Phase 1 of Innovation Way, a public street constructed through the site from Industrial Parkway.

The 33 Innovation Park is a master planned industrial development with flexible building layouts and various incentives available from the business oriented City of Marysville and Union County. The 33 Smart Mobility Corridor will also provide a competitive advantage for the park. Lot pricing is based on site size and location.

### PROPERTY HIGHLIGHTS

- SiteOhio Certified Site
- Master Planned Industrial Business Park Development
- Frontage along US 33 and access along Industrial Parkway
- Flexible Site and Building Layouts
- Located along the 33 Smart Mobility Corridor (The Beta District)

Mike Spencer, SIOR  
mike.spencer@lee-associates.com  
C 614.353.3852

Todd Spencer, SIOR, CCIM  
todd.spencer@lee-associates.com  
C 614.327.0258

Alex Kuniega  
alex.kuniega@lee-associates.com  
C 440.318.4078

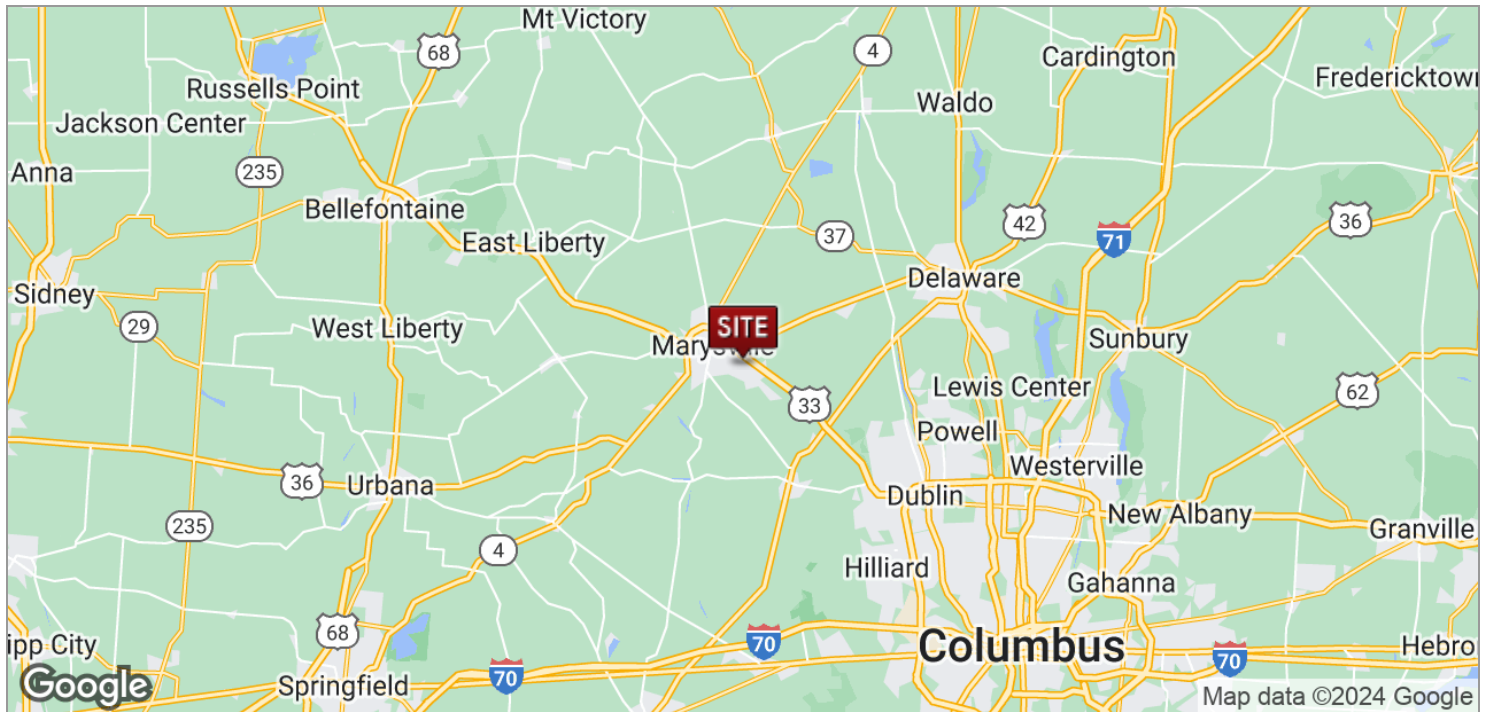
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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



## DEVELOPMENT SITES FOR SALE

# 33 INNOVATION PARK

Innovation Way, Marysville, OH 43040



Mike Spencer, SIOR  
mike.spencer@lee-associates.com  
C 614.353.3852

Todd Spencer, SIOR, CCIM  
todd.spencer@lee-associates.com  
C 614.327.0258

Alex Kuniega  
alex.kuniega@lee-associates.com  
C 440.318.4078

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental 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 herein.



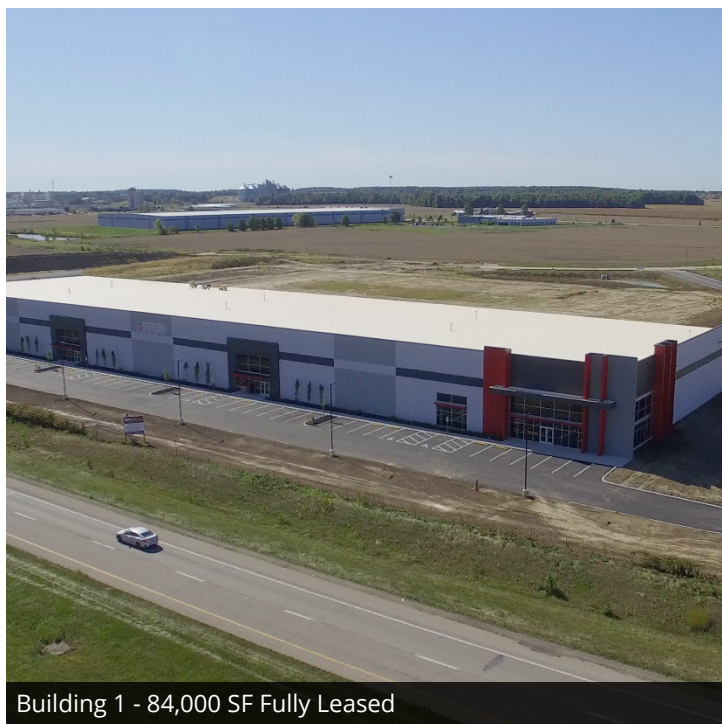
## DEVELOPMENT SITES FOR SALE

# 33 INNOVATION PARK

Innovation Way, Marysville, OH 43040



33 Innovation Park Rendering



Building 1 - 84,000 SF Fully Leased



122,850 SF - Coming Soon

Mike Spencer, SIOR  
mike.spencer@lee-associates.com  
C 614.353.3852

Todd Spencer, SIOR, CCIM  
todd.spencer@lee-associates.com  
C 614.327.0258

Alex Kuniega  
alex.kuniega@lee-associates.com  
C 440.318.4078

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental 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 herein.