

1001 INNOVATION WAY, MARYSVILLE, OH, 43040

122,850 SF INDUSTRIAL FOR LEASE

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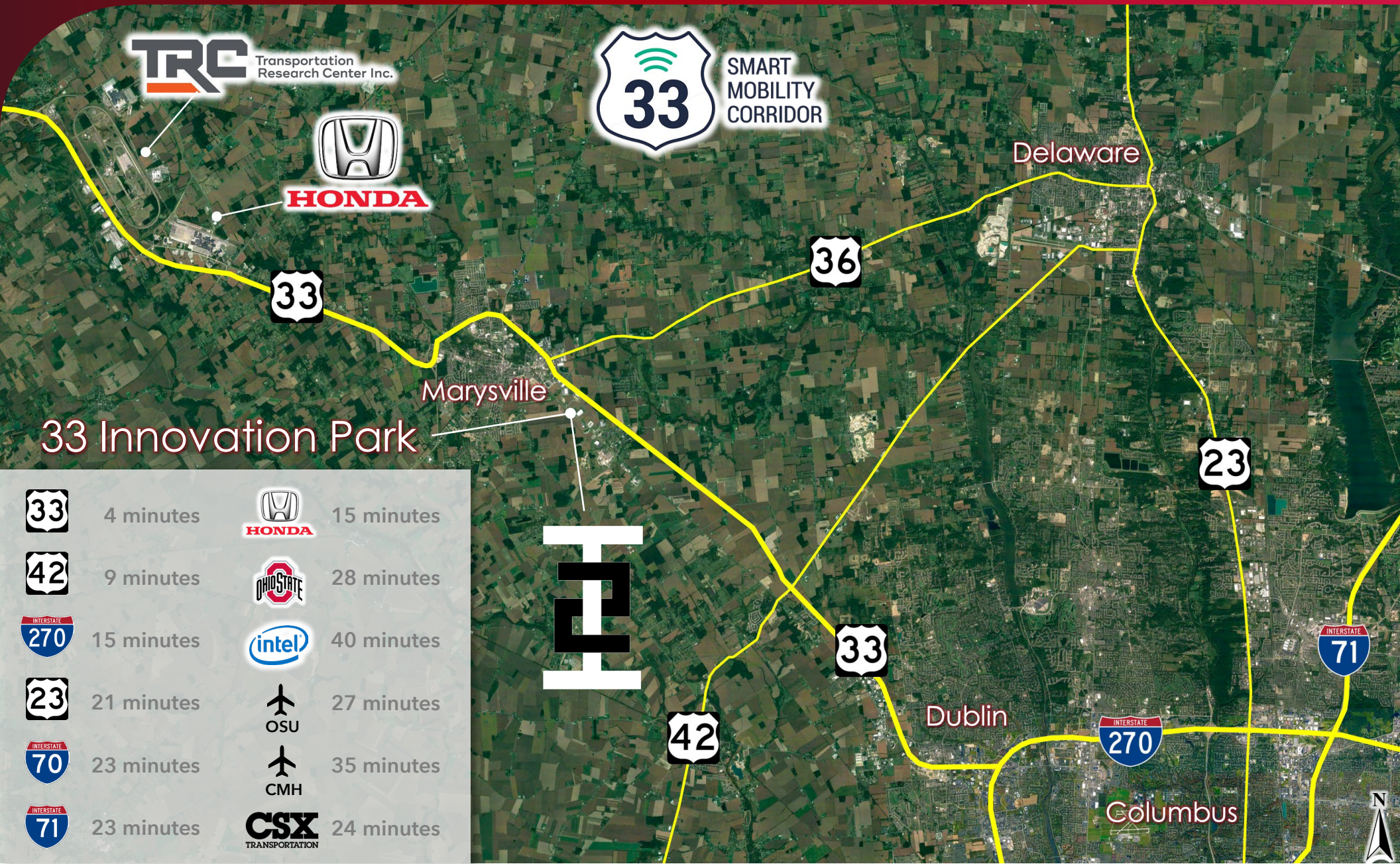
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COMING SOON

HARDY
WORLD  LLC

33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO



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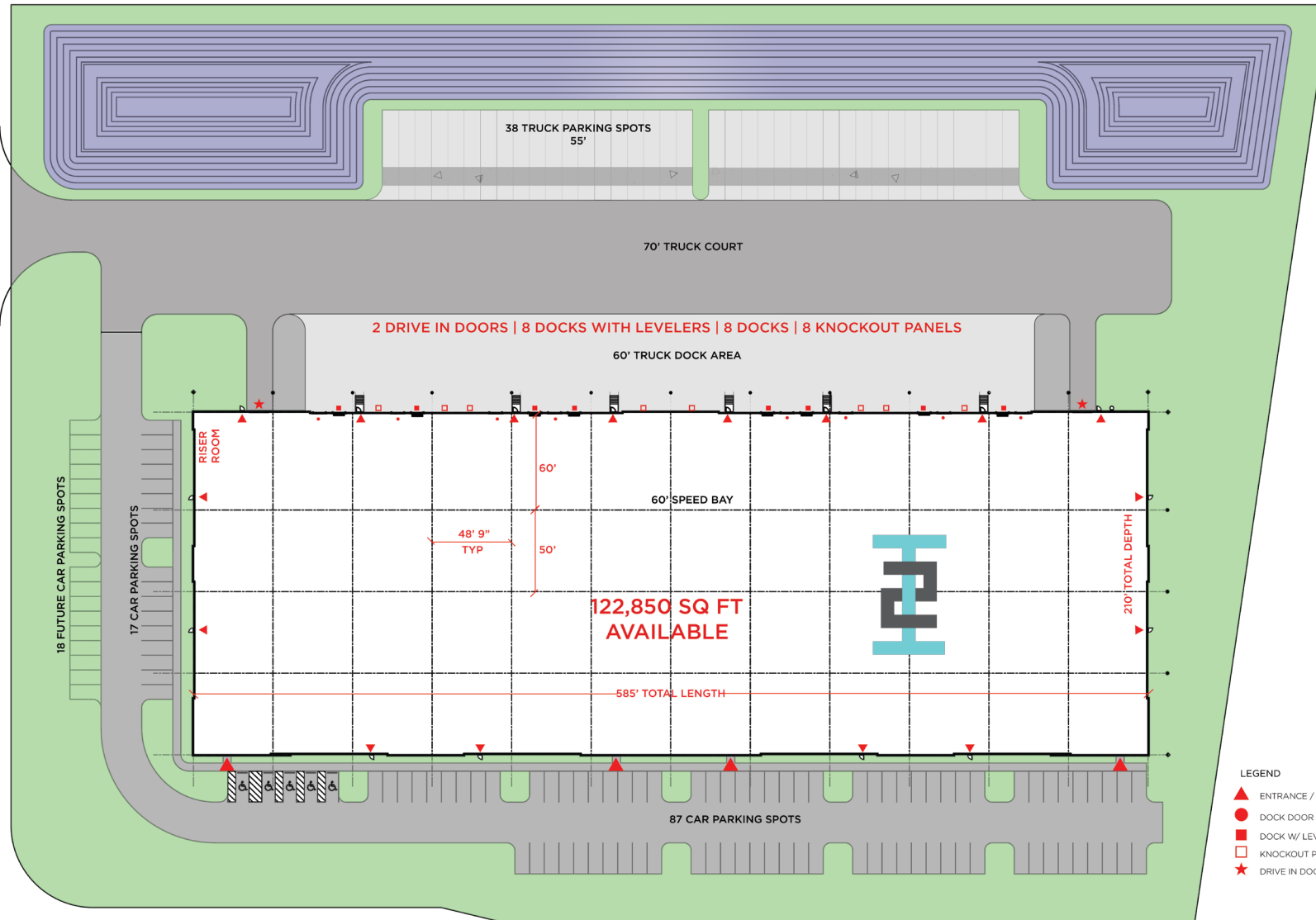
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122,850 SF



16 Dock Doors



104 Auto Spaces



28' Clear Height



48' 9" X 50' Columns



210' Building Depth



9.83 Acres

PROJECT SPECIFICATIONS

1001 INNOVATION WAY, MARYSVILLE, OHIO

Municipality	City of Marysville, OH
Total Building	122,850 SF
Building Dimensions	210' deep X 585'
Office Improvements	Build To Suit
Site Size	9.83 acres
Available	Q3 2023
Zoning	M/I - Manufacturing / Innovation District
Exterior Walls	Concrete panel, aluminum framed windows
Column Spacing	48' 9" wide X 50' deep
Dock Wall Column Space	60' deep
Bay Size	10,238 SF (48' 9" X 210')
Roof	45 mil TPO Roof System with metal roof deck
Roof Drainage	Exterior roof drains
Floor	7" non-reinforced concrete
Ceiling Height	28' minimum at first interior column from dock wall
Warehouse Lighting	LED with motion sensors
Heating	Direct gas fired MUA units
Fire Suppression	ESFR
Loading Configuration	Single Load (Rear)
Truck Court	130' depth / 60' concrete pad
Dock Doors	(16) 9' wide X 10' high
Additional Dock Doors	Knock out panels for additional 8 dock doors

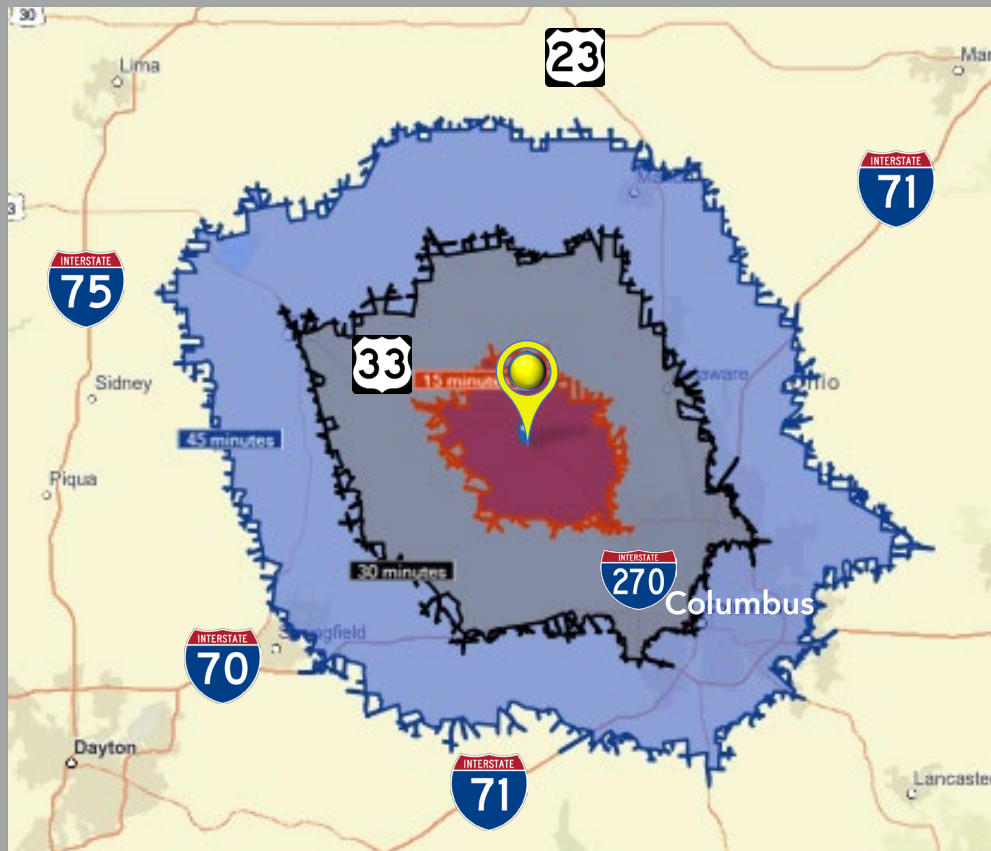
Dock Equipment	35,000 lb levelers, vision windows, seals, bumpers track guards, 110 V quad outlet	
Drive In Doors	(2) 12'w X 16'h / vision window / electric openers	
Auto Parking Building Total	104 spaces (5 ADA accessible) + 18 future	
Trailer Parking	38 spaces	
Water / Sanitary / Storm Sewer	City of Marysville	
Electric Service	277/480V 3 Phase, 1000 AMP panel	
Plumbing	Domestic Water & Fire Loop	
Telecom	Various providers, D Mark location at utility room	
Parcel ID Union County	To Be Split	
Signage	Building / Monument / Suite	
Airport Access	Union County Airport (MRT)	1.1 Miles
	Ohio State University Airport (OSU)	21.2 Miles
	John Glenn Intl (CMH)	36.7 Miles
	Rickenbacker Intl (LCK)	42.1 Miles
Logistical Access	US 33 via Scottslawn Rd	
	2.3 Miles to US 33	
	14.5 Miles to I-270 Columbus Outerbelt	
	23.5 Miles to I-70 West Side via I-270	
Corporate Neighbors	23.9 Miles to I-71 North Side via I-270	
	Moriroku, Sumitomo EWS, Parker, Scotts Miracle Gro,	
	Continental, International Paper, Nissin	

LABOR & DEMOGRAPHICS

1001 INNOVATION WAY, MARYSVILLE, OHIO

45,000+

TRANSPORTATION AND PRODUCTION RELATED
WORKERS WITHIN 30 MINUTES



Within 15 Minutes



55,810
Population



25,396
Employed



733
Transportation &
Warehousing Workers



3,370
Production
Workers

Within 30 Minutes



776,100
Population



407,292
Employed



11,430
Transportation &
Warehousing Workers



33,915
Production
Workers

Within 45 Minutes



1,815,136
Population



967,493
Employed



29,138
Transportation &
Warehousing Workers



67,763
Production
Workers

BETA DISTRICT & 33 SMART MOBILITY CORRIDOR

1001 INNOVATION WAY, MARYSVILLE, OHIO



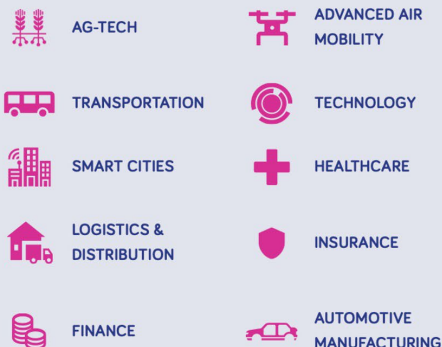
Where the future is tested in the Columbus Region

WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration — you'll find it here.

THE BETA DISTRICT IS IDEAL FOR



WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

The Beta District is home to thousands of companies, one of the world's largest research universities, globally recognized names in R&D, and award-winning technology companies.

WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.

Along the corridor lies rapidly growing, top-rated, and internationally-recognized suburban and exurban communities. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.

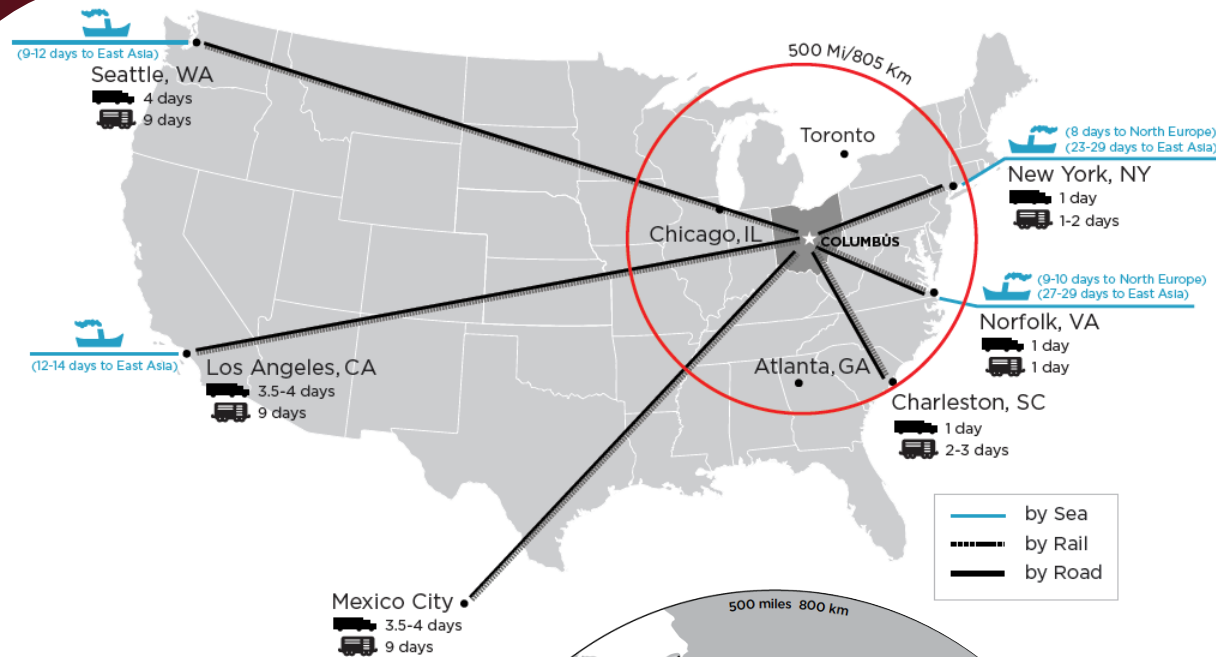


A LIVING LAB WITHIN THE BETA DISTRICT

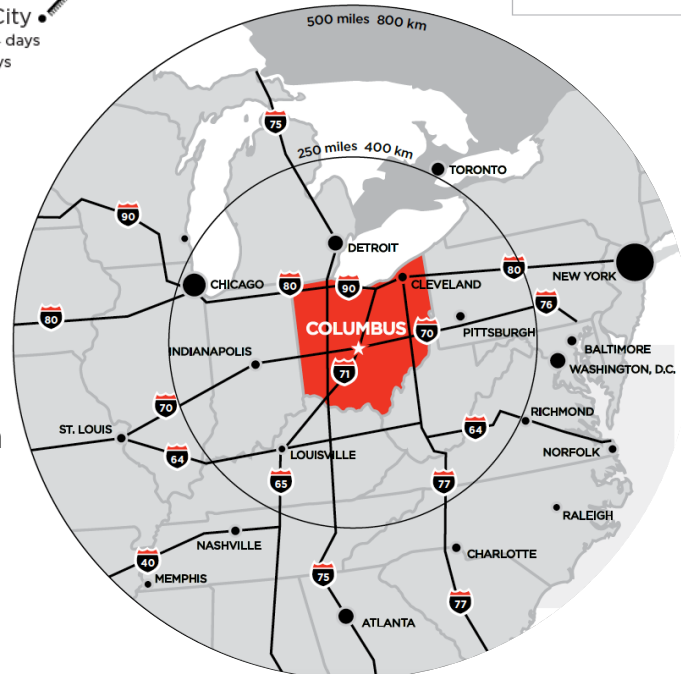
- 35-miles of freeway traveled by 56,000+ vehicles per day from vehicles
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing in all four weather seasons
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Testing in rural, exurban, suburban, and urban land-use scenarios
- Three data centers in Dublin
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data

**A REGION THAT
GIVES YOU A COMPETITIVE ADVANTAGE**

1001 INNOVATION WAY, MARYSVILLE, OHIO



48 % US Population
33 % Canadian Population
44 % US Manufacturing
48 % US Headquarters



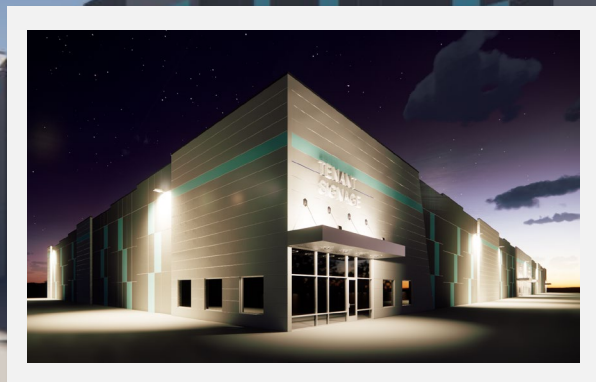
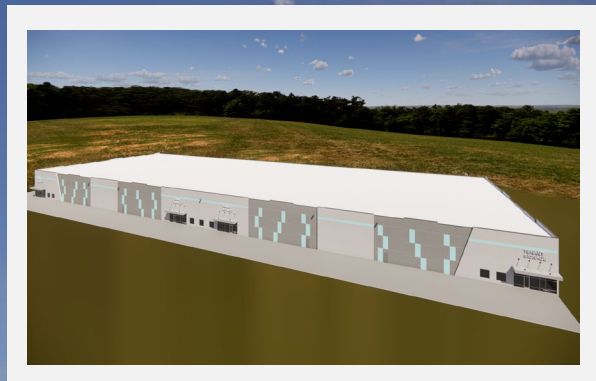
50 Mile Radius



250 Mile Radius



500 Mile Radius



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