

9,360 - 215,280 SF For Lease
New Class A Industrial Development
Building I - 121,680 SF | Building II - 215,280 SF

Delivery Q1 2026 | Under Construction



DEVELOPED BY:

Tenby
PARTNERS

NEW ALBANY INNOVATION CENTER

9490 & 9500 Innovation Campus Way, New Albany, OH

SITE PLAN



BUILDING SPECIFICATIONS

	Building I	Building II
Address	9490 Innovation Campus Way, New Albany, OH	9500 Innovation Campus Way, New Albany, OH
Parcel ID	093-106422-00.005	
Suite Size	±9,360 - 121,680 SF	±43,056 - 215,280 SF
Acreage	±22.97 Acres	
Building Dimensions	156' x 780'	276' x 780'
Column Spacing	60'W x 52'D	52'W x 54'D (with a 60'D speed bay)
Clear Height	28'	32'
Dock Doors	13 docks with the ability to add up to a total of 29	15 docks with the ability to add up to a total of 47
Drive In Doors	4 doors with the ability to add up to a total of 13	4 Doors
Utilities	All on Site - Electric: AEP and The Energy Co-op, Gas: Columbia and The Energy Co-op, Water & Sewer: City of Columbus, Fiber: AT&T and Spectrum	
Power	3,000 amps 480V 3-Phase service. Up to 20MW of power is available to the site.	
Office	2,500 Sq. Ft spec office in each building	
Parking	195 Spaces	197 Spaces
Zoning	GE - General Employment	
Incentives	15-Year 100% Tax Abatement	
Delivery Date	Under Construction Delivery Date: Q1 2026	



PROPERTY OVERVIEW

Experience unparalleled growth and opportunity at this ±22.97 acre site located in New Albany. This Class A speculative development is strategically located south of the Intel campus and is in the heart of New Albany's Industrial Park.

New Albany offers a unique blend of amenities, including top-rated schools, upscale shopping, and world-class dining. As the demand for industrial and data center space continues to skyrocket, this site is the perfect opportunity for forward-thinking businesses to establish a foothold in one of the nation's most dynamic and innovative regions.

This is a great opportunity for industrial and data center users.





HARRISON RD NW

INNOVATION CAMPUS WAY



[Click here to view drone footage \(1/2026\)](#)



PRIME LOCATION IN NEW ALBANY



LEGEND (±)

	Meta Development = ±514 Acres
	Intel Development = ±850 Acres
	VanTrust New Albany Tech Park = ±240 Acres
	Amazon Web Services Development = ±400 Acres
	Microsoft Corporation Development = ±184 Acres
	Lucta Development = ±12 Acres
	Rinchem Company Development = ±30 Acres
	QTS Data Center Development = ±333 Acres
	Vantage Data Center Development = ±58 Acres
	Cologix Data Center Development = ±154 Acres
	EdgeConnex Data Center Development = ±351 Acres
	Google Development = ±84 Acres
	Cyrus One Development = ±94 Acres
	The New Albany Company Development = ±82 Acres

SITE ACCESS



±18.5

MILES TO JOHN GLENN
INTERNATIONAL AIRPORT



±10.2

MILES TO I-270



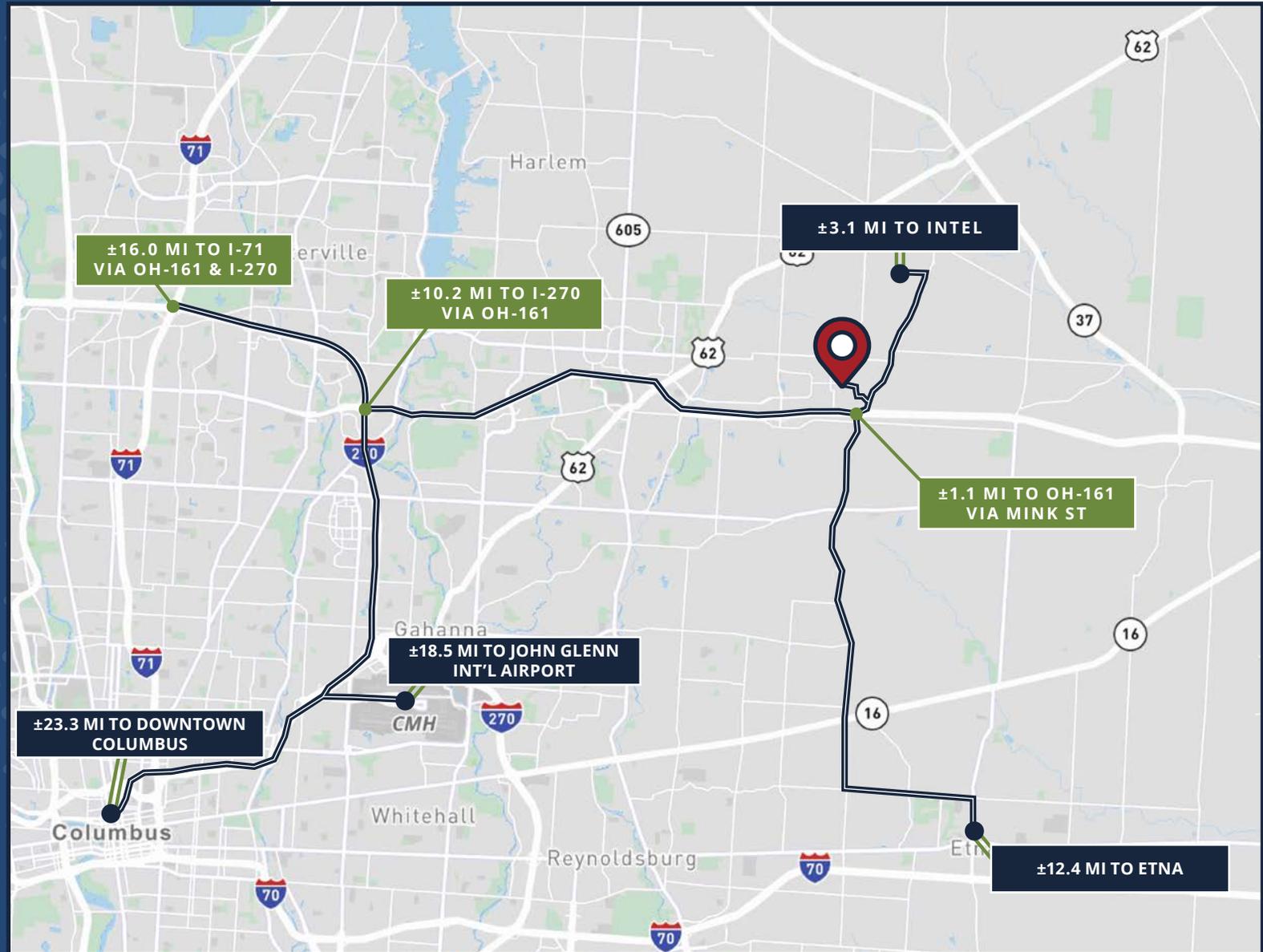
±3.1

MILES TO INTEL
MANUFACTURING SITE

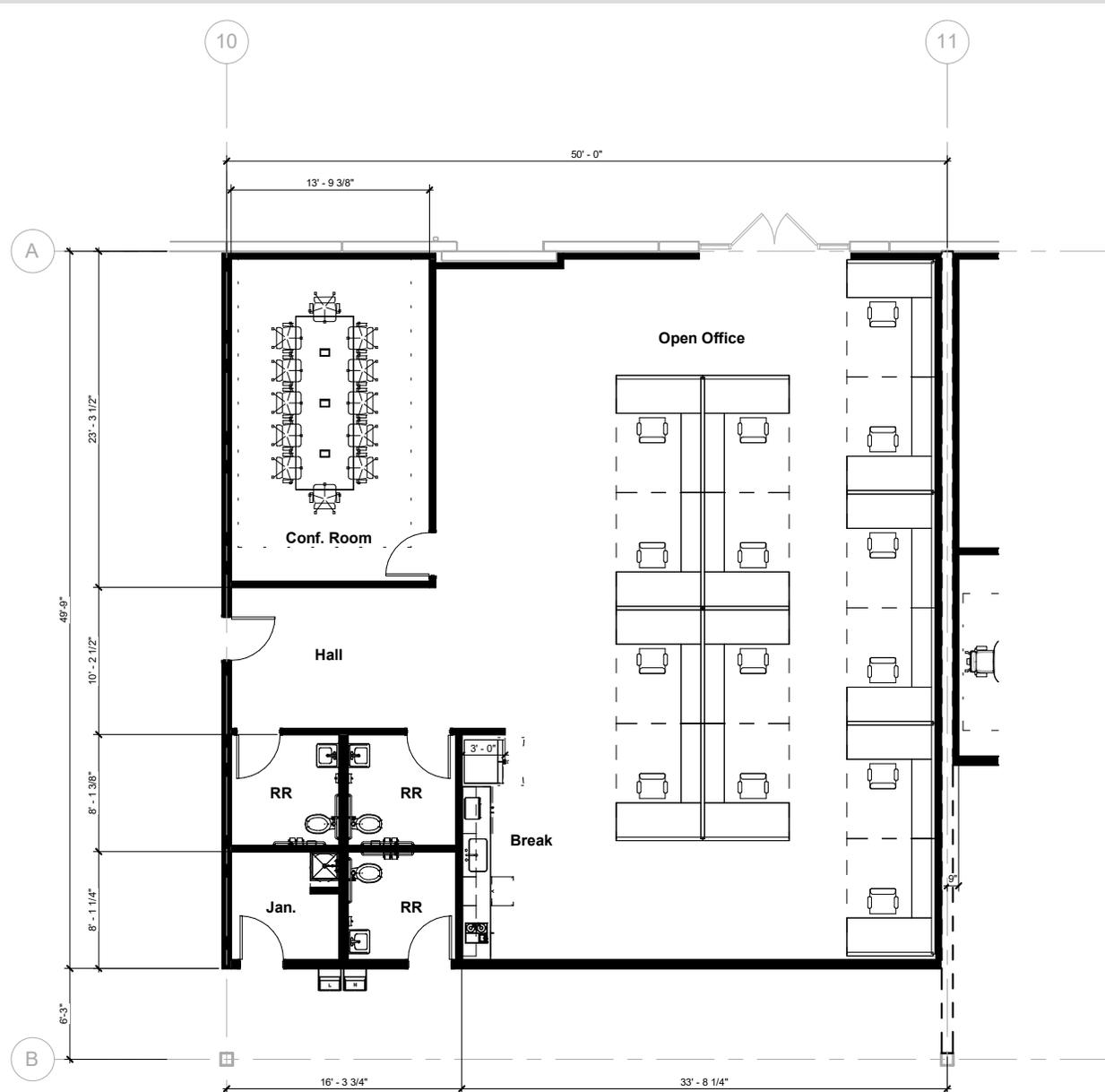


±12.4

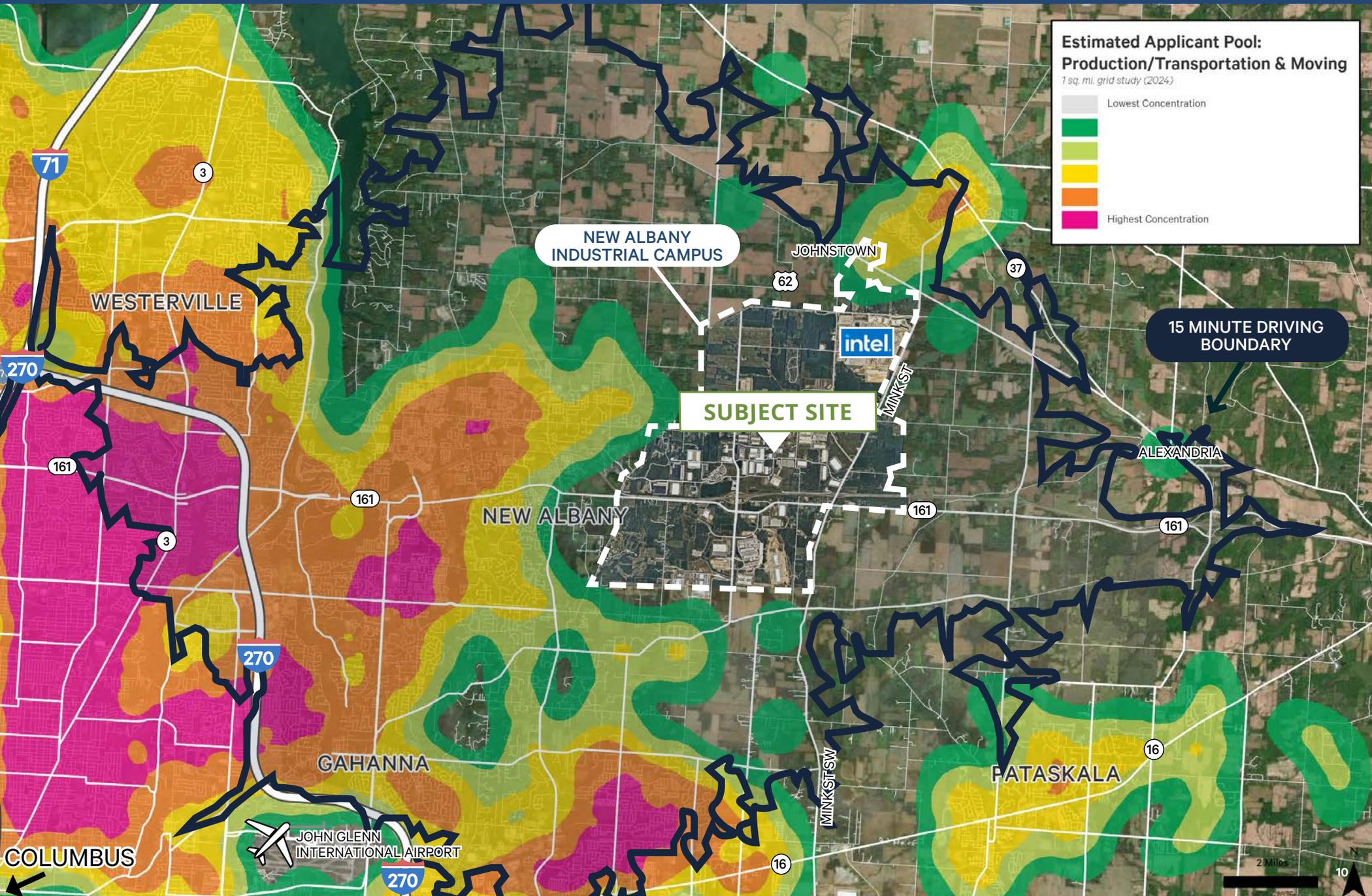
MILES TO I-71



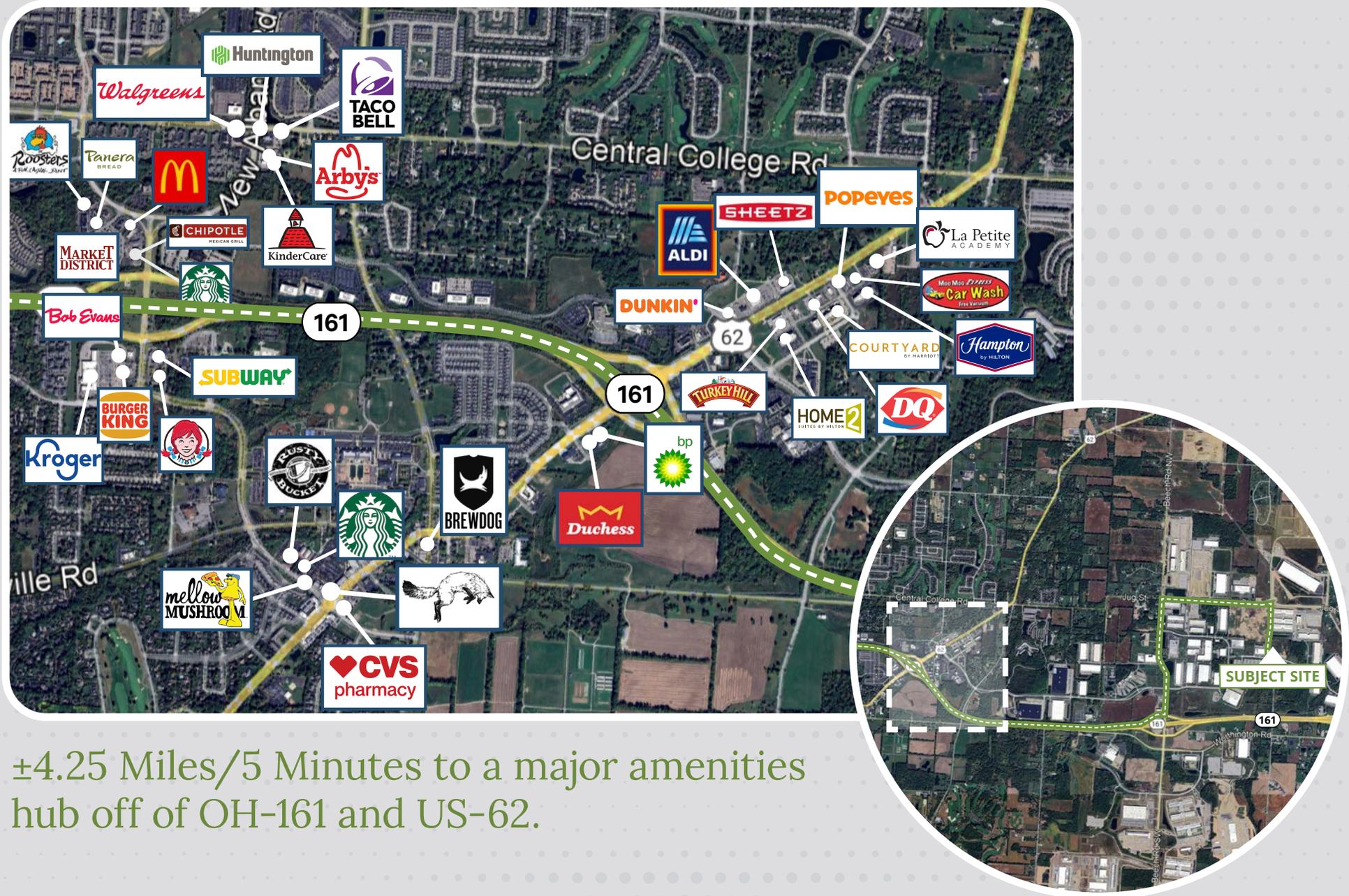
SPEC SUITE PLAN



LABOR & DRIVE TIME BOUNDARY



AMENITIES IN THE AREA



±4.25 Miles/5 Minutes to a major amenities hub off of OH-161 and US-62.



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NEW CLASS A INDUSTRIAL
DEVELOPMENT

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