



Colliers

10 year, 75% Tax Abatement | Immediate Access to US-33 | Divisible to 20,500 ± SF

Now offering
incentives* for
deals!

*Incentive terms
are below.*

New Development in Marysville, OH for Lease or Sale | 1001 Innovation Way, Marysville, OH 43040

Position your operations at the heart of Central Ohio's Innovation Corridor **where Class-A infrastructure meets unparalleled access.**

Incentive terms:

- Deal must be executed on or before 10/31/2025
- Minimum deal size of 30,000 SF
- Broker Bonus: \$20,000 bonus (to be paid upon rent commencement) to the procuring broker
- Tenant Incentive: 5 months of free rent for leases with a minimum term of 5 years, with one month of free rent applied at the start of each lease year

Developed by:
HARDY
WORLD LLC





Building Specifications

Building Features

Total Building	122,850 SF
SF Available	20,500 - 102,375 ± SF
Building Dimensions	210' deep X 585'
Office SF	1,704 SF of existing spec office
Exterior Walls	Concrete panel, aluminum framed windows
Column Spacing	48' 9" wide X 50' deep; 60' speed bay
Bay Size	10,238 ± SF Lane (48' 9" X 210')
Roof	45 mil TPO Roof System with metal roof deck
Roof Drainage	Exterior roof drains
Floor	7" non-reinforced concrete slab on grade
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
Dock Doors	14 - 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

Site Information

Site Size	9.83 acres
Zoning	M/I - Manufacturing / Innovation District
Parcel ID	2900230580030 (Union County)
Signage Potential	Building / Monument / Suite

Parking

Truck Court	130' depth / 60' concrete pad
Auto Parking	104 spaces (5 ADA accessible) + 18 future
Trailer Parking	35 spaces

Utility Infrastructure

Water / Sanitary / Storm Sewer	City of Marysville
Electric Service	277/480V 3 Phase, 1000 AMP panel
Plumbing	Domestic Water & Fire Loop

Rates / Pricing

Lease Rate	Market Rents
Operating Expenses	\$1.57/SF (estimated 2025)
Sale Price	Negotiable

Site Overview

Availability Highlights:



Up to 102,375 ± SF Available



14 Dock Doors



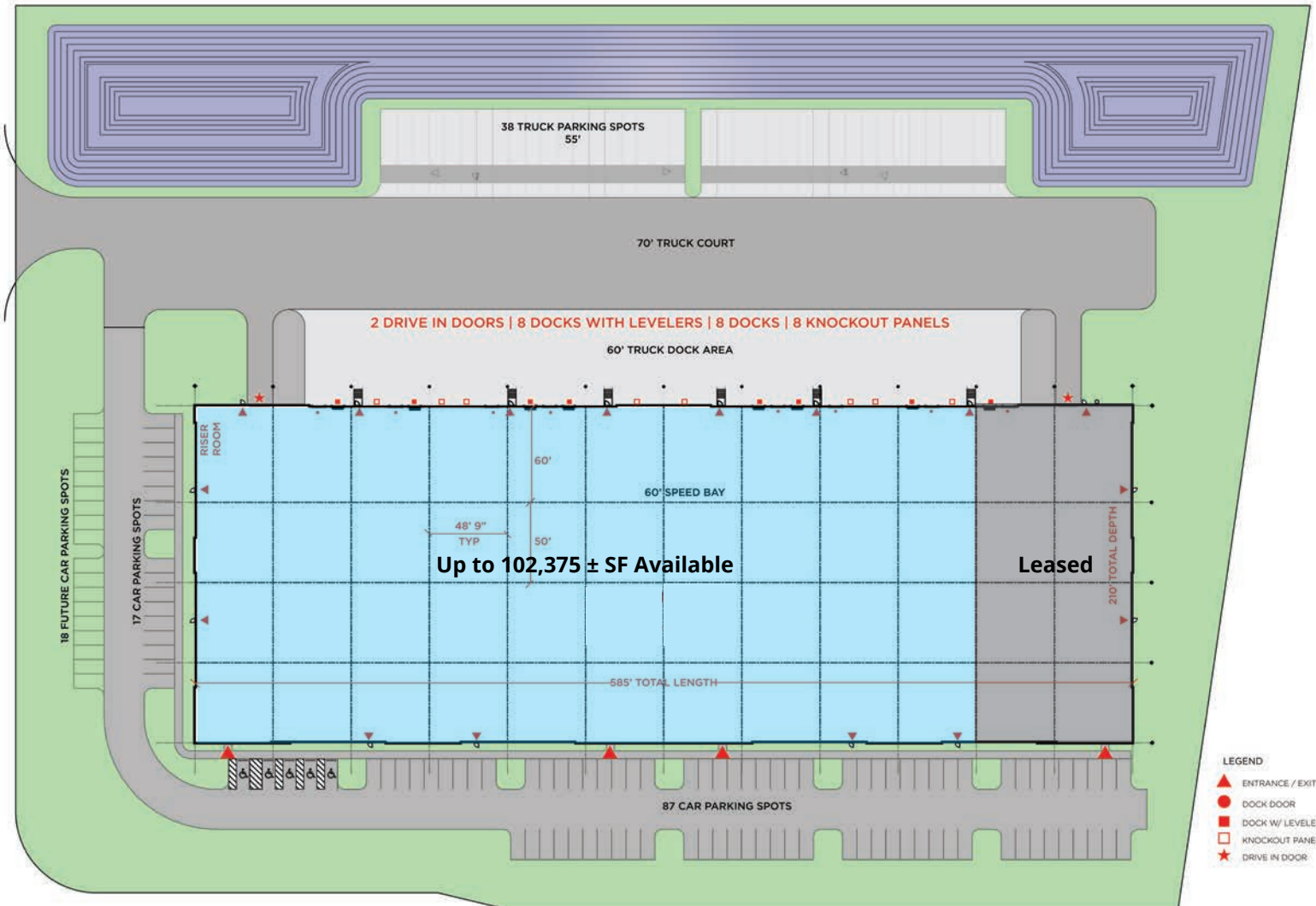
28' Clear Height



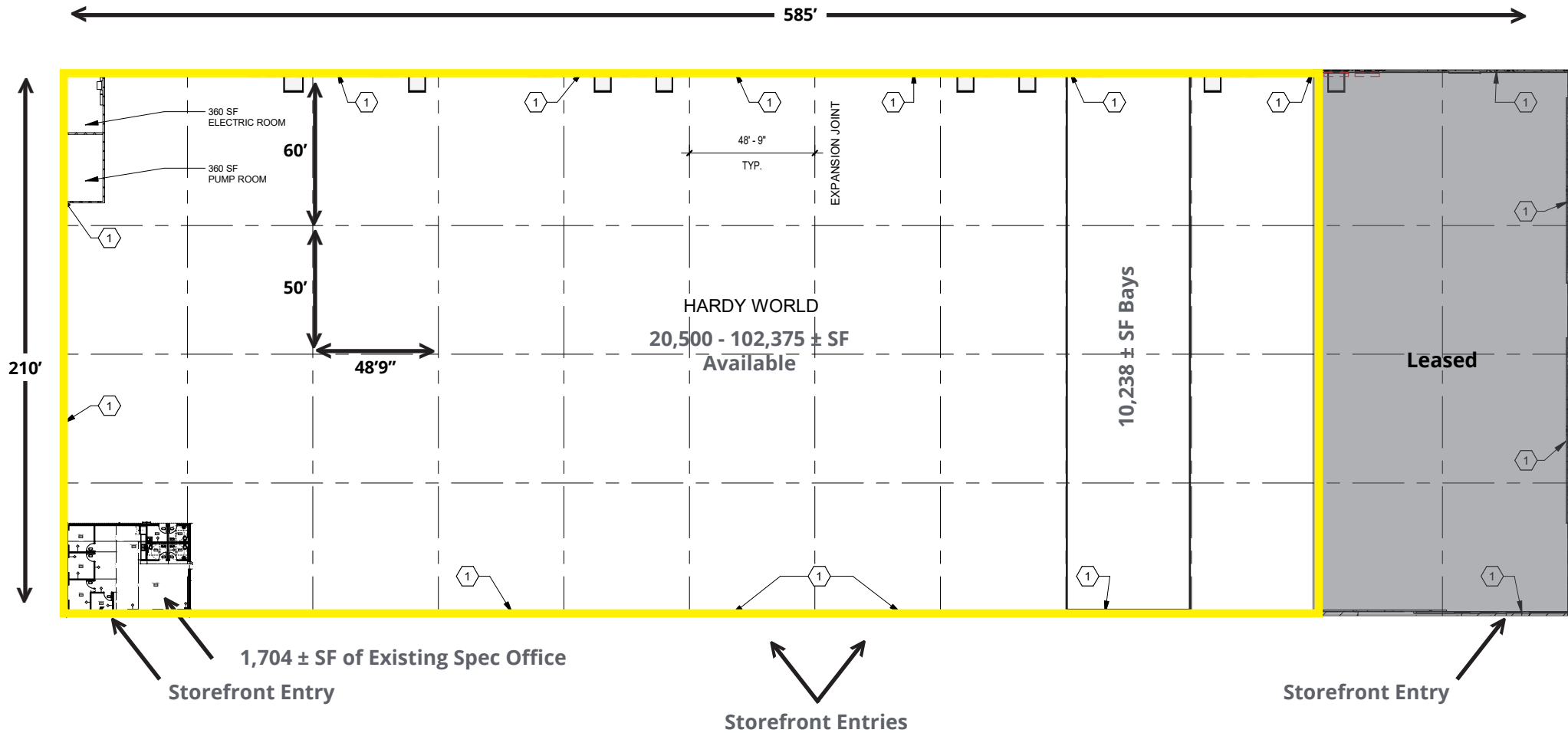
48'9" x 50' Column Spacing



210' Building Depth

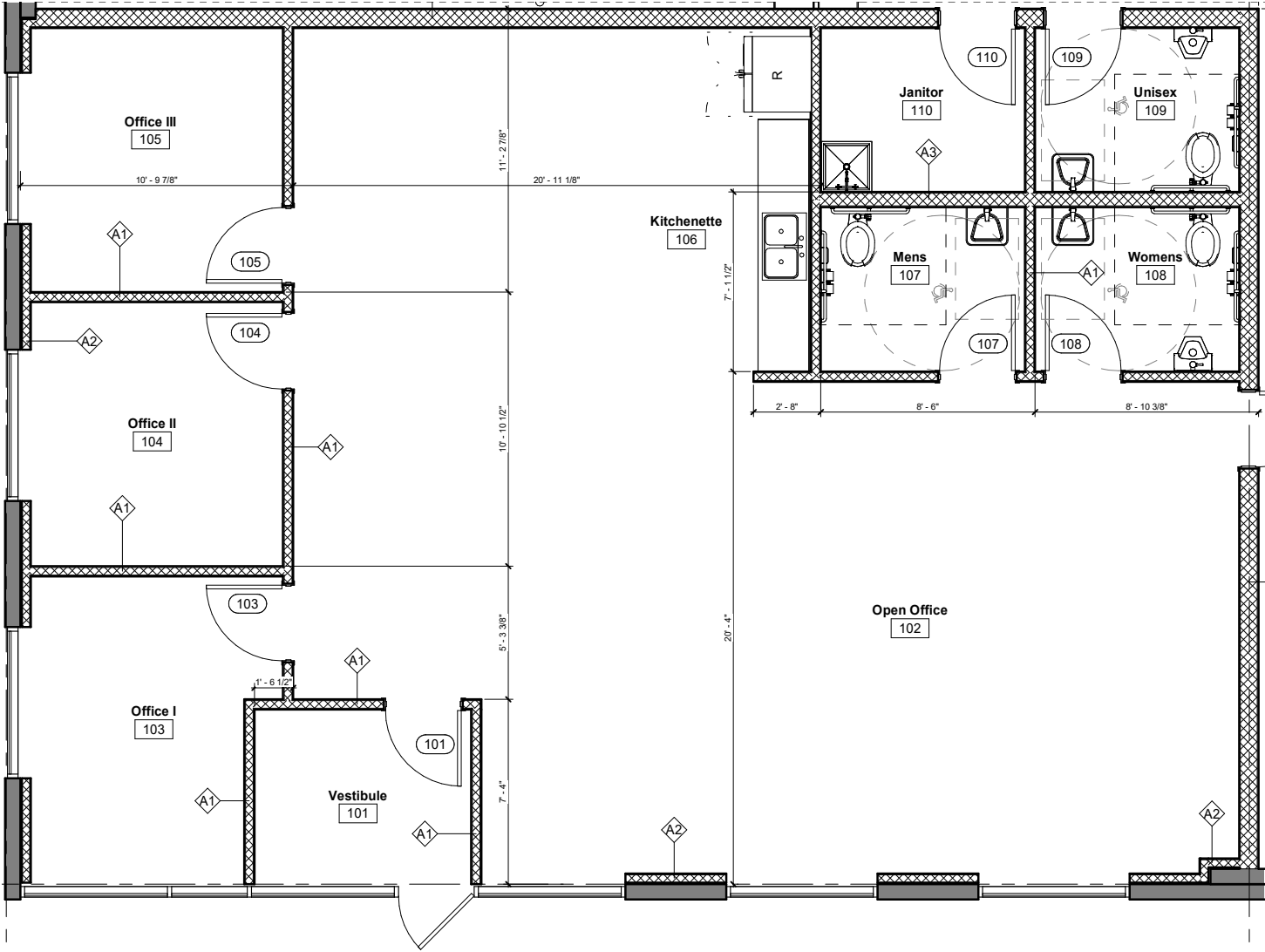


Floor Plan





Spec Office Layout



Building Photos



Drive Times



Access to US 33 via Industrial Pkwy

6 minutes
3.0 miles



Access to I-270 Columbus Outerbelt

17 minutes
15.3 miles



Access to I-70 West Side via I-270

25 minutes
24.5 miles



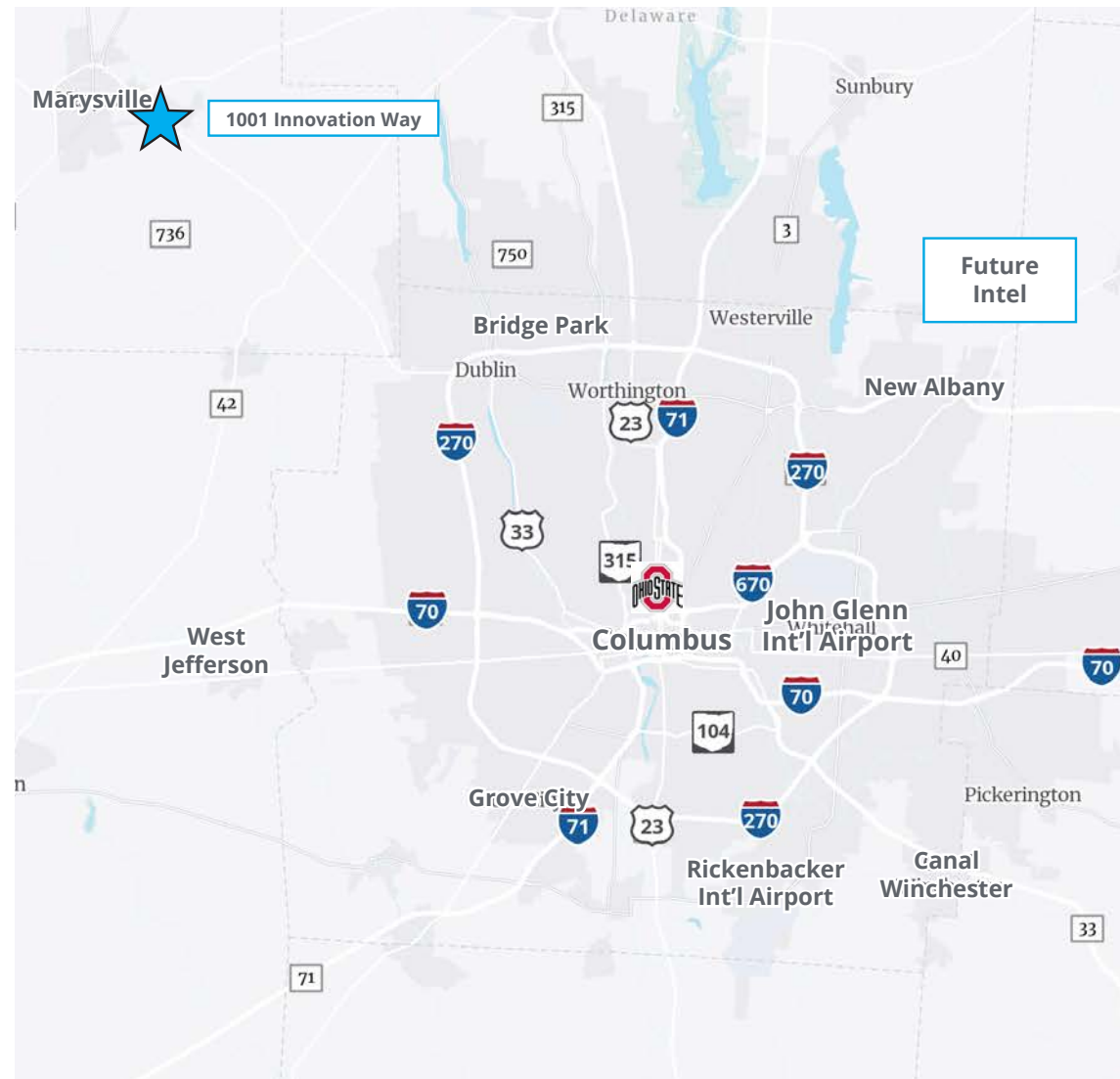
Access to I-71 North Side via I-270

25 minutes
24.0 miles

Airport Access

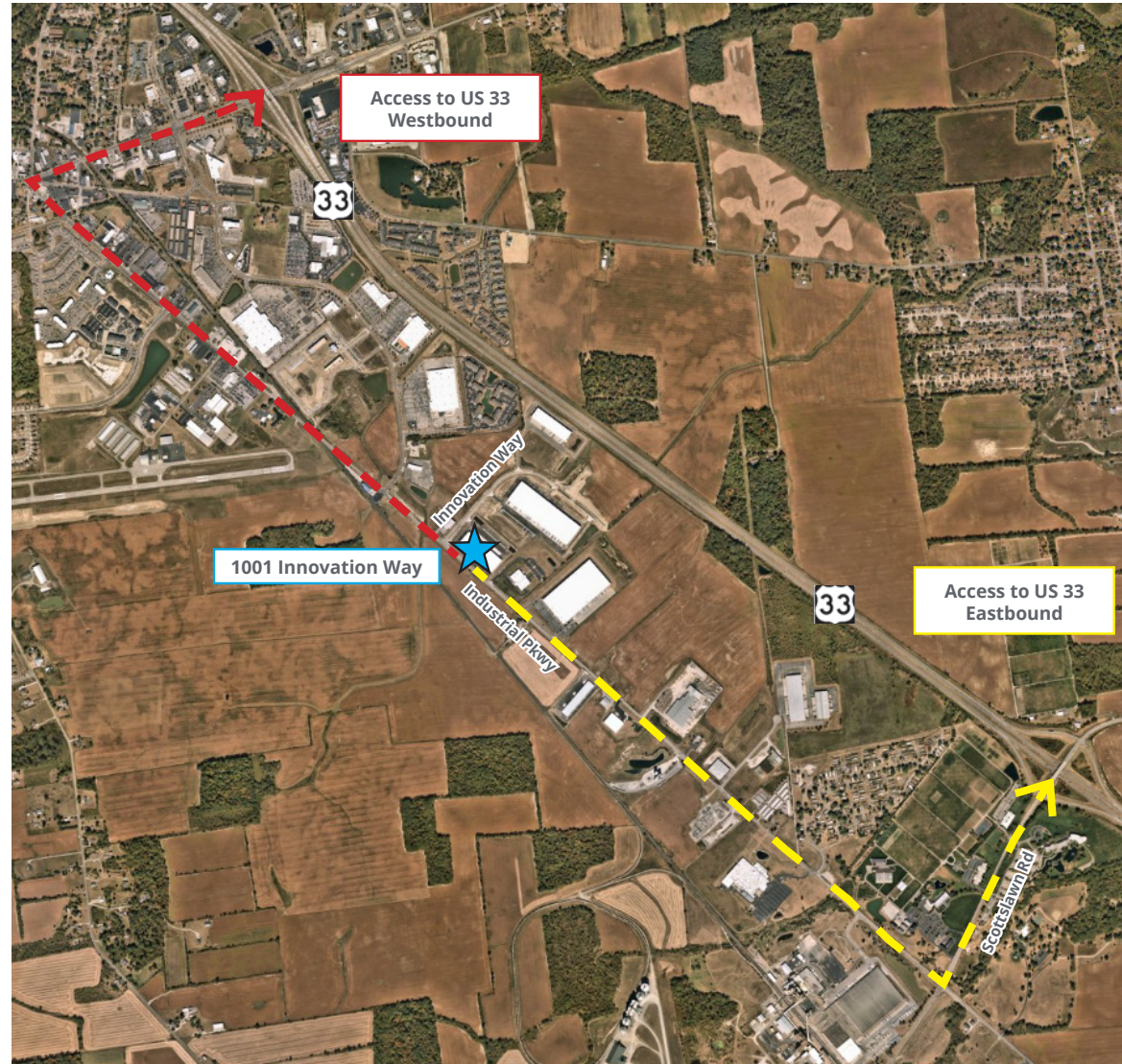


Union County Airport (MRT)	1.8 Miles
Ohio State University Airport (OSU)	20.8 Miles
John Glenn Intl (CMH)	36.1 Miles
Rickenbacker Intl (LCK)	42.8 Miles



Area Users

Marysville is home to many industrial users. A sampling of those are as follows:



A map showing the labor shed area for a site located in Maysville, Ohio. The site is marked with a red star. Three concentric zones are shown: a yellow inner zone representing a 15-minute travel time, a red middle zone representing a 30-minute travel time, and a blue outer zone representing a 45-minute travel time. The map includes county names such as Marion, Union, Delaware, Morrow, Logan, Champaign, Franklin, Clark, Madison, Pickaway, Fairfield, Greene, Allen, Auglaize, Shelby, Hardin, Wyandot, Crawford, Richland, Knox, Licking, and Miami. Major highways like I-71, I-670, I-270, US-23, US-33, US-42, and US-161 are also depicted. Other cities labeled include Lima, Wapakoneta, Kenton, Marion, Mount Gilead, Mount Vernon, Newark, Lancaster, Circleville, Xenia, Springfield, Urbana, London, Columbus, Cincinnati, and Sidney.



**24,547 total
labor force**
within 15 minutes



**316,654 total
labor force
within 30 minutes**



**946,163 total
labor force**
within 45 minutes

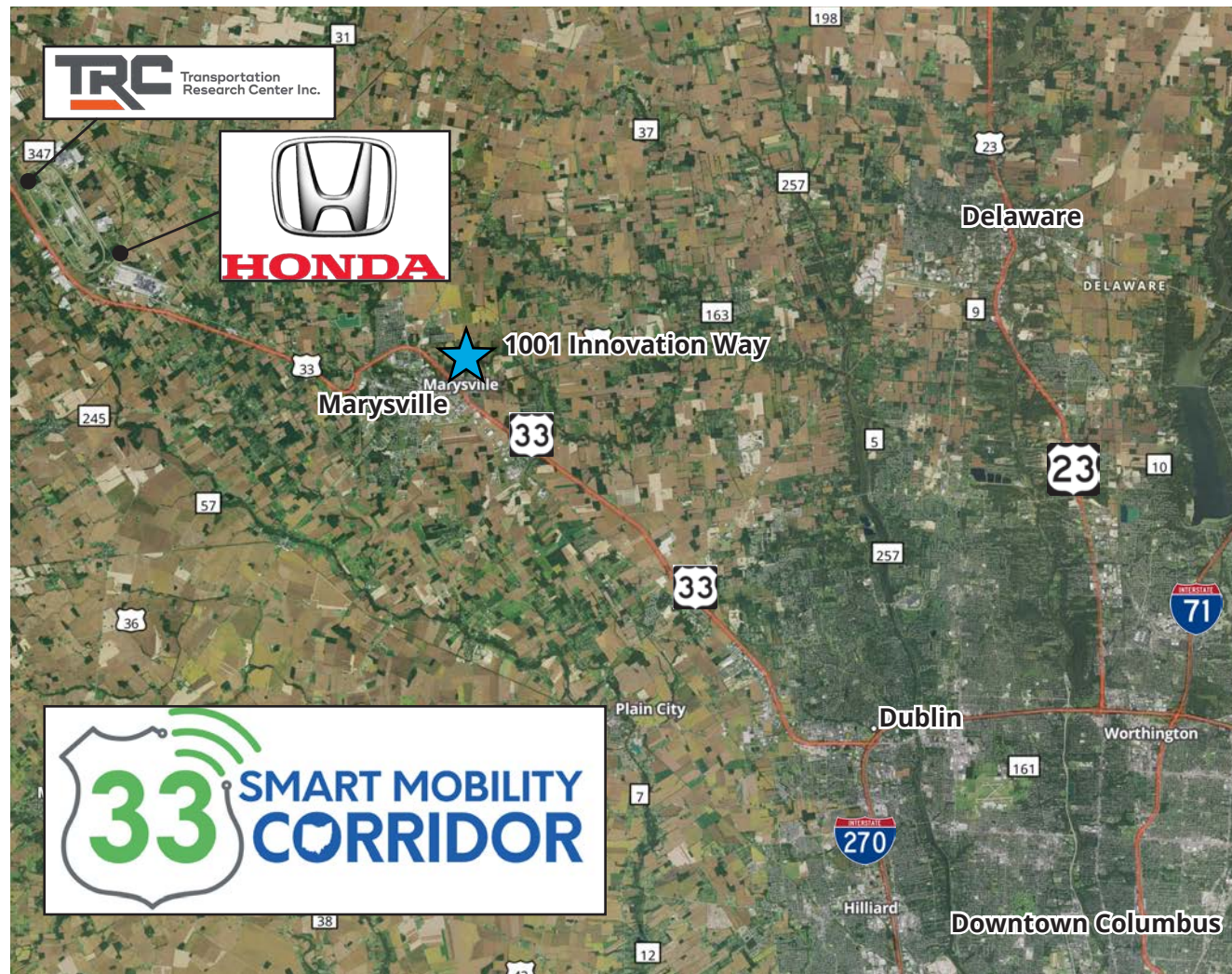
US 33 Smart Corridor

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.

Here are some quick facts:

- **#2 area** in the U.S. for auto production
- **\$15 million** ODOT fiber network installation
- **\$5.9 million** USDOT Smart Infrastructure Grant
- **\$45 million** TRC SMARTCenter
- **\$3.4 million** local (Marysville) matches
- **\$100M invested** in smart infrastructure
- **\$6M grant** awarded by the US D. of Transportation



Beta District

Why Marysville? The answer is simple:

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:



AUTOMOTIVE
MANUFACTURING



LOGISTICS &
DISTRIBUTION



TRANSPORTATION



INSURANCE



TECHNOLOGY



FINANCE



SMART CITIES



AEROSPACE



Source: TheBetaDistrict.com



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****Disclaimer: Incentive program subject to change or cancellation at any time without prior notice. Incentives are only applicable to qualified deals executed on or before October 31, 2025. Minimum lease terms and square footage requirements apply. All commissions and bonuses will be paid in accordance to an executed commission agreement. Hardy World, LLC reserves the right to modify terms or eligibility criteria at its sole discretion.***

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