

NEW ALBANY TECH PARK 300

12550 JUG STREET, NEW ALBANY, OH

JUG ST

CLOVER VALLEY RD

300,400 square foot
distribution center

100% leased to Meta Platforms,
Inc. (NYSE: META, S&P: AA-)

Servicing Meta's massive AI supercluster
in New Albany

100%, 15-year
tax abatement

Top performing Columbus
market with 13.3 MSF
of 2025 absorption

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in New Albany Tech Park 300 (the “Offering” or the “Property”), a 300,400 square foot distribution center located at 12550 Jug Street in New Albany, OH (Columbus MSA). This brand new, state-of-the-art facility features modern specifications that today’s logistics users require, including 36’ clear height, fully circulating, 135’ truck courts, and 3,600 AMP power capacity. Additionally, the Property is subject to an 100%, 15-year real estate tax abatement, meaningfully reducing tenant operating costs.

The Property is 100% leased to Sidecat LLC, and lease obligations are contractually guaranteed by Meta Platforms, Inc (NYSE: META, S&P: AA-, Moody’s: Aa3), providing unmatched tenant credit quality from a \$1.7 trillion market cap company. This facility will support Meta’s massive data center operation in New Albany, as it endeavors to create the world’s most ambitious artificial intelligence infrastructure project called Prometheus. The company has invested more than \$1.5bn to transform New Albany into a major AI hub and has reported its expansion target at 3.5 million square feet by 2028. Lastly, Meta has executed a 20-year nuclear power agreement, reinforcing the hyperscaler’s commitment to the region.

New Albany Tech Park 300 is located in the robust Columbus industrial market that reported 13.3 MSF of positive net absorption in 2025, with 3.5 MSF in Q4 alone. Industrial user demand has been spurred by the region’s massive corporate and state investments in the region, ranging from data center infrastructure to defense manufacturing. The Columbus industrial vacancy rate currently sits at 5.0%, and the market has seen 10.4% rent growth over the last 36 months.

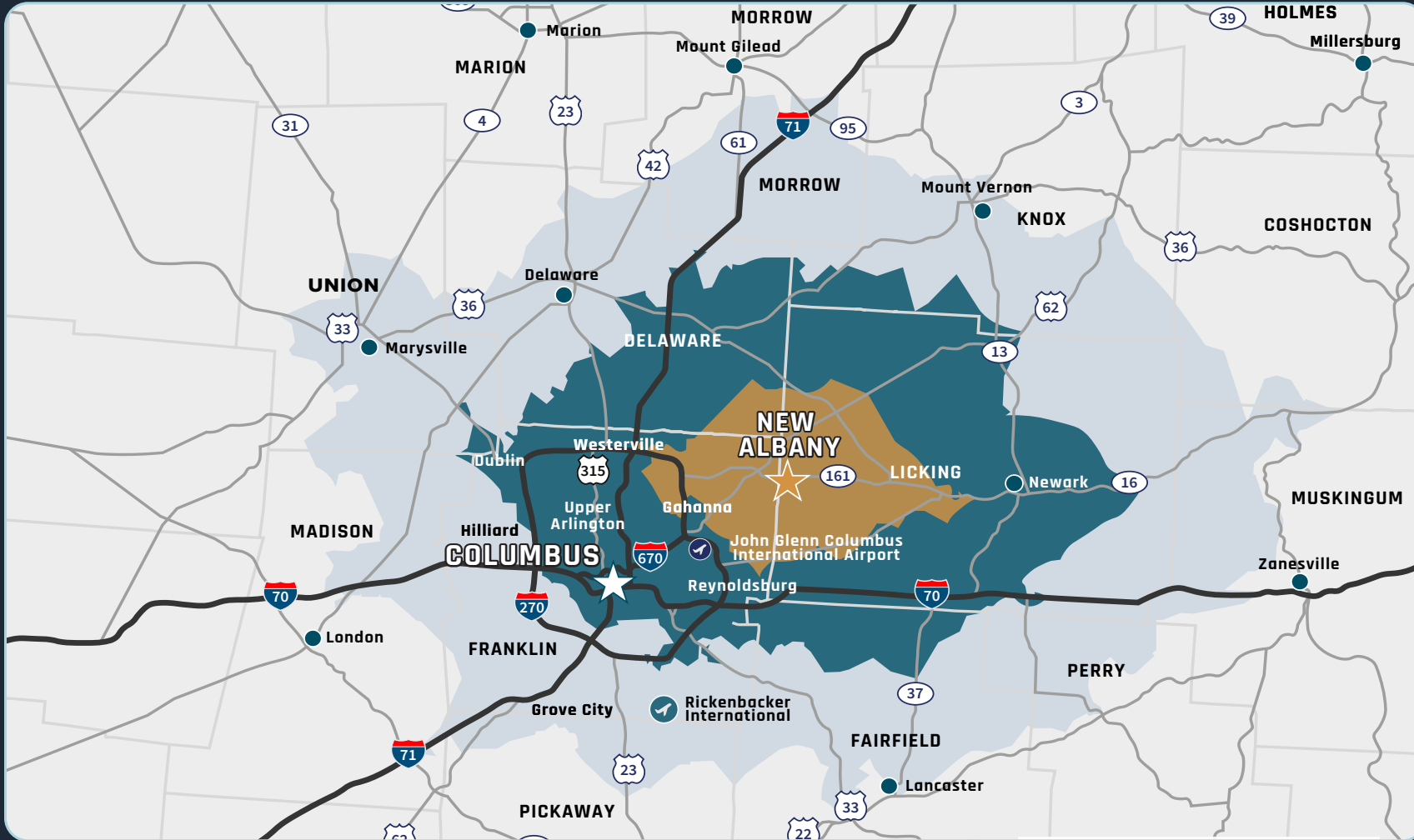
Transaction Summary

ADDRESS	12550 Jug St., New Albany, OH
SQUARE FOOTAGE	300,400
CLEAR HEIGHT	36’
YEAR BUILT	2026
TENANT	Sidecat, LLC (Guarantor: Meta Platforms, Inc.)
TAX ABATEMENT	100%, 15-years
LEASE START DATE	5/1/2026
LEASE TERM REMAINING*	4.75 years


*as of an 8/1/2026 analysis start date



New Albany provides better access to the U.S. market than any other major metro city. 60% of the U.S. population, 50% of the Canadian population, and 46% of the U.S. Manufacturing capacity is all within 600 miles of New Albany.



New Albany By the Numbers

 **#2**
 MOST EDUCATED COMMUNITY
 - Columbus Business First










 POPULATION OF
1.4M
 Within a 30-minute Drive

 **12,267**
 Total Employees

 **454**
 Total Businesses

 **3,412**
 Households

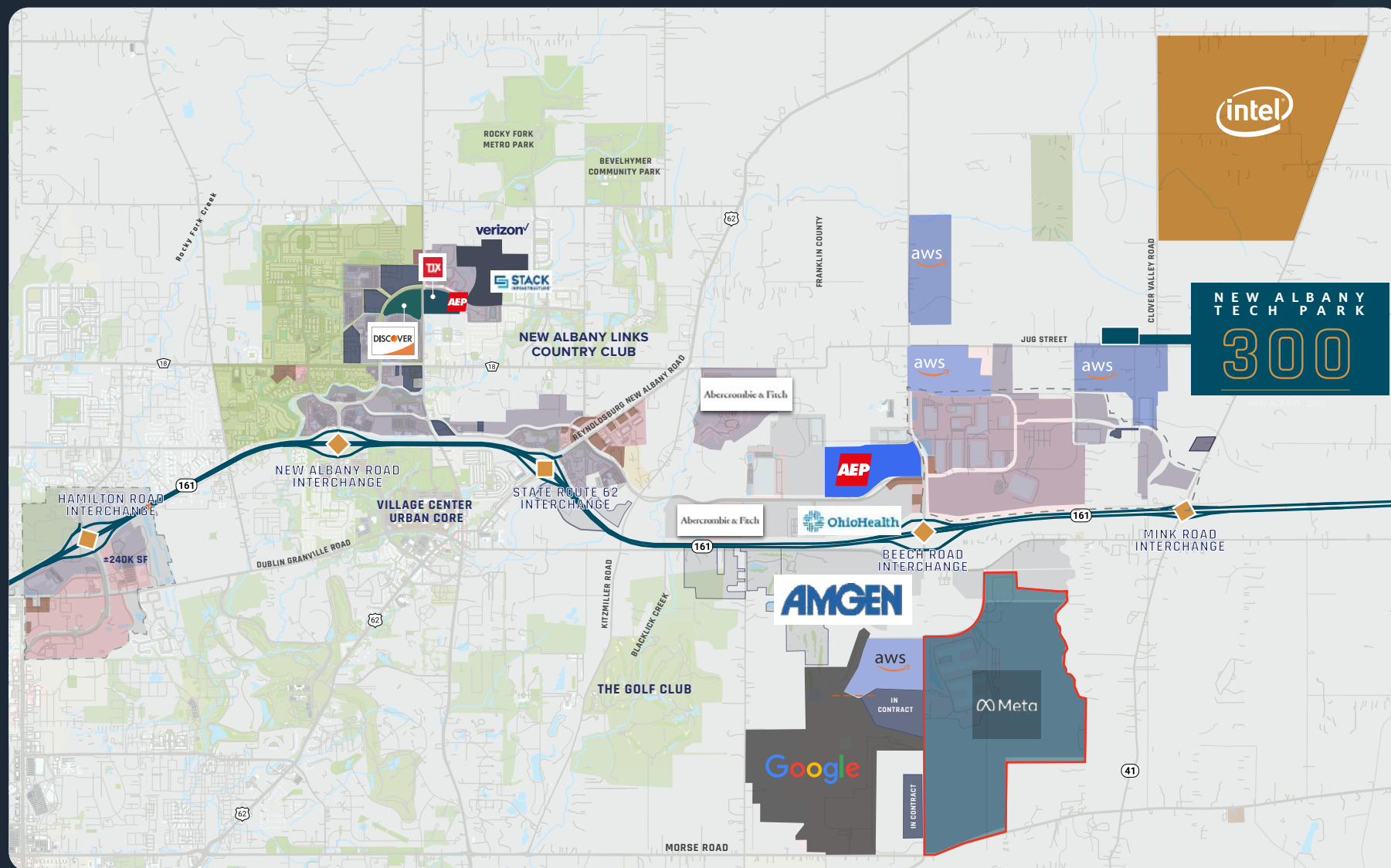
 **\$166,580**
 Median Household Income

15 MINUTES	30 MINUTES	45 MINUTES
 187,023 POPULATION	 1,312,931 POPULATION	 1,897,103 POPULATION
 107,151 EMPLOYED POPULATION	 713,513 EMPLOYED POPULATION	 1,013,647 EMPLOYED POPULATION
 5,258 TRANSPORTATION/MOVING	 36,320 TRANSPORTATION/MOVING	 58,077 TRANSPORTATION/MOVING

NEW ALBANY DATA CENTER LANDSCAPE

Meta in New Albany

- **Next-Generation AI Supercluster:** The New Albany campus is instrumental in supporting Meta’s next-generation AI supercomputers, including its recent ‘Prometheus’ cluster, cementing the location as a critical hub for its most advanced global computing initiatives.
- **Multi-Billion Dollar Fiber Optic Supply:** A landmark \$6 billion deal with Corning, Inc. ensures a robust supply of fiber optic cable, directly supporting the massive expansion and data processing capabilities required by the growing New Albany data center complex.
- **Pioneering Renewable Energy Investment:** Meta has catalyzed the development of over 1,100 megawatts of new solar energy projects in Ohio, ensuring its data center is supported by 100% renewable energy and driving significant green investment in the region.



GOOGLE DATA CENTER

AWS DATA CENTER

META DATA CENTER

AWS DATA CENTER

AWS DATA CENTER

AWS DATA CENTER

NEW ALBANY
TECH PARK
300

Regional Aerial

INDUSTRIAL OWNERS & USERS

#	Owner	User
1	ElmTree	DSV
2	Pharmavite	Pharmavite
3	Cabot	Vantage Data Centers
4	EQT Real Estate	Multi-Tenant
5	Ares	Takeya/Reike
6	EQT Real Estate	Multi-Tenant
7	Abercrombie & Fitch	Abercrombie & Fitch
8	Merus	Multi-Tenant
9	Merus	Bright Innovation labs
10	W.P. Carey	KDC/One
11	Dream Industrial	Multi-Tenant
12	LCN Capital	Voyant
13	EQT Real Estate	Cupertino Electric
14	Amgen	Amgen
15	MDH	Hims
16	EdgeConneX	EdgeConneX
17	LCN Capital	Hims

STATE-OF-THE-ART CONSTRUCTION WITH MODERN LOGISTICS FEATURES

- New Albany Tech Park 300 presents an opportunity to acquire Class A industrial product, built by a best-in-class developer, that features modern logistics specs that today's users require.
- The Property features 36' clear height, fully circulating, 135' truck courts, and 3,600 amp total power capacity.
- Meta benefits from an 100%, 15-year tax abatement, meaningfully reducing the tenant's operating expense liability.
- In a re-lease scenario, the Property's flexible design caters to potential multi-tenant formatting.



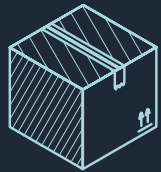
INVESTMENT-GRADE CREDIT TENANT SUPPORTING MAJOR DATA CENTER OPERATION

Tenant Snapshot

Lease Guarantor: Meta Platforms, Inc. (NYSE: META)

Credit Ratings: S&P: AA-; Moody's: Aa3

2025 Revenue: \$200.97Bn (22% YoY increase)



Direct Logistical Data Center Support

- This facility is essential for the efficient operation of Meta's massive and growing data center campus.
- In addition to supporting data center campus expansion, proximate distribution facilities are vital to data center operations. Functions include:
 - Inventory management
 - Just-in-time delivery of new tech and parts
 - Lifecycle management of retired equipment



Long-Term Commitment to the Ohio Market

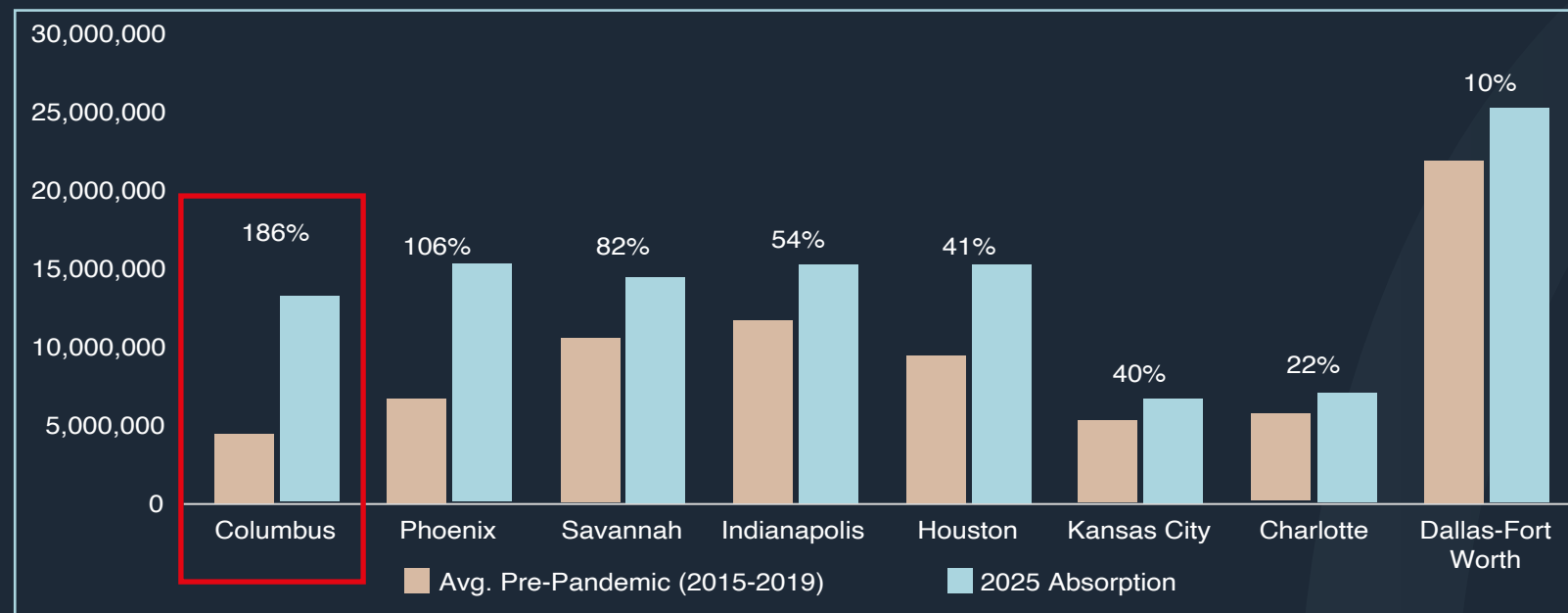
- Since breaking ground in 2017, Meta has invested over \$1.5Bn in its New Albany data center campus.
- The campus is expected to increase to 3.5 MSF by 2028.
- The company's recent 20-year deal for nuclear power to support its Ohio operations is a testament to its long-term operational plans in the region and will be key to its upcoming Prometheus AI data center project.



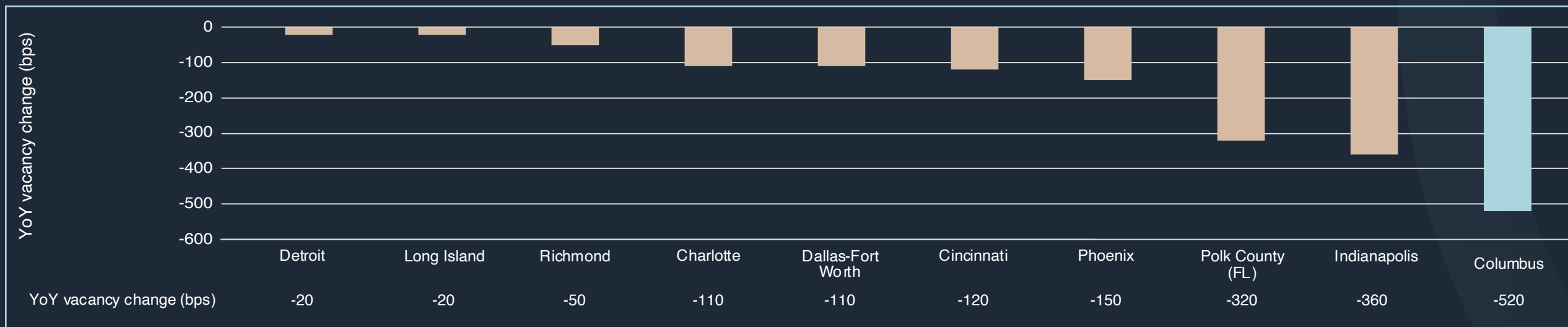
ROBUST INDUSTRIAL USER DEMAND IN THE FUNDAMENTALLY STRONG COLUMBUS MARKET

The historic corporate and state investments into the Columbus region has spurred a flurry of industrial user activity into the market. This user base has been diverse, with major industries including data center infrastructure and hyperscalers, defense manufacturing, life sciences, and traditional logistics. Despite the 21.1% expansion of industrial stock over the last five years, tenant demand has kept pace and maintains the Columbus market's strong leasing fundamentals.

Markets outpacing pre-pandemic levels



Warehouse/Distribution Vacancy by Market

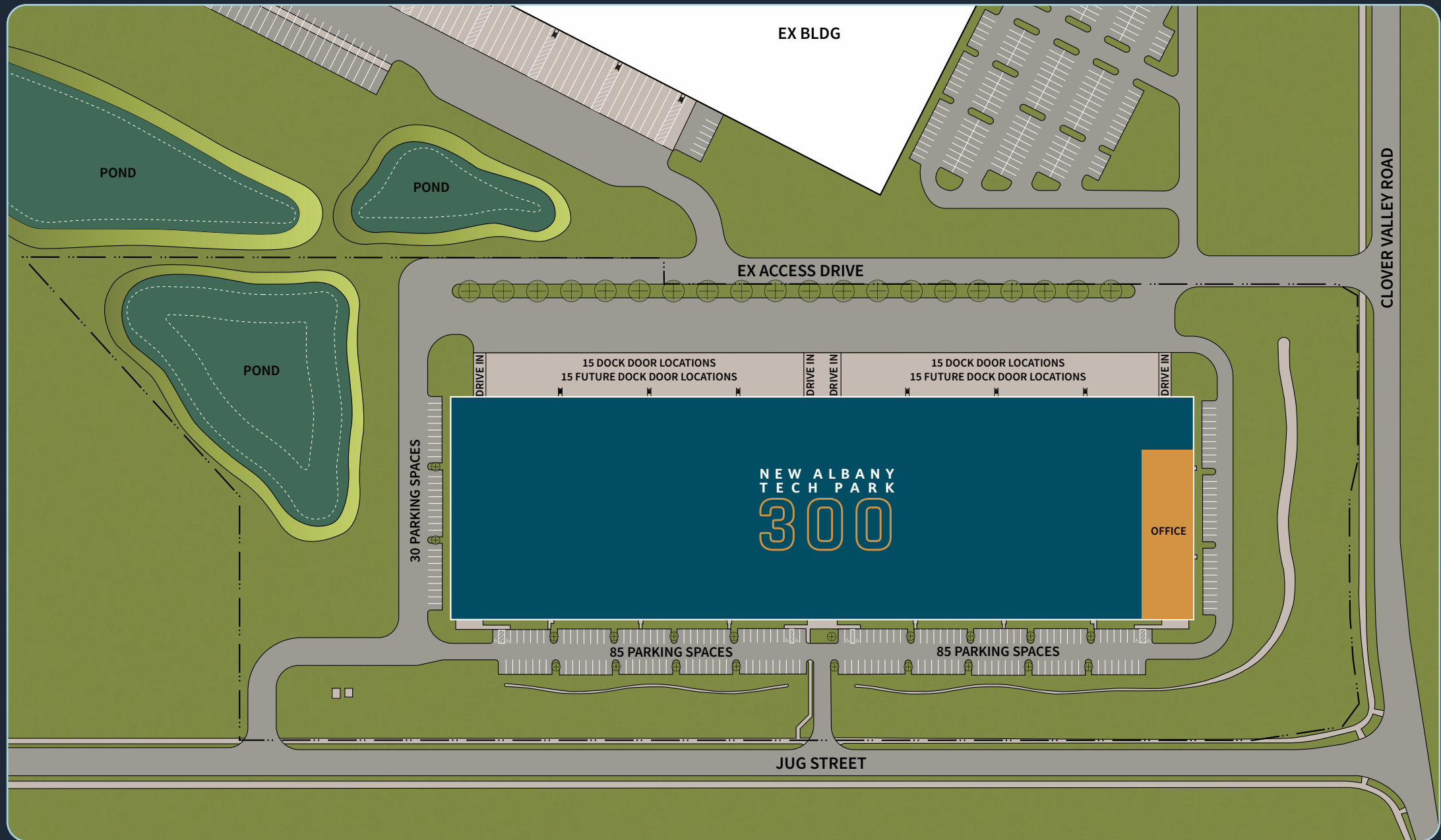


PROPERTY DESCRIPTION

ADDRESS	12550 Jug Street NW
LOCATION	New Albany, OH
SIZE (SF)	300,400
YEAR BUILT	2026
LAND AREA (AC)	22.7
% OFFICE	0.9%
LOADING	Rear
COLUMN SPACING	48' x 50'
SPEED BAYS	50' and 60'
DOCK DOORS	30 (expandable to 60)
DRIVE-IN	4
AUTO PARKING	200, expandable
CLEAR HEIGHT	36'
TRUCK COURT DEPTH	135'
ROOF SYSTEM	45-mil TPO
ROOF WARRANTY	15-year
POWER	3,600 AMPs
LIGHTING	LED
SPRINKLER SYSTEM	ESFR
TAX ABATEMENT	100%, 15 years



SITE PLAN





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