



NEW ALBANY TECH PARK

300

NEW ALBANY, OHIO

Architecture

300,400 SF OF PREMIUM INDUSTRIAL SPACE AVAILABLE



Functionality meets innovation



12550 Jug Street NW spans approximately 300,400 square feet, providing adaptable space that accommodates various contemporary business requirements. Strategically positioned in New Albany to maximize accessibility, this high-quality facility combines practical design with forward-thinking features, making it particularly well-suited for enterprises looking to enhance their operations.

Ideal Uses



Advanced manufacturing



Warehouse and distribution



Functionality meets innovation



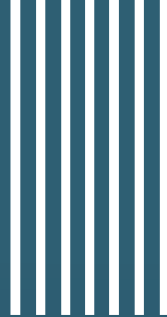
Tech/R&D



Data center



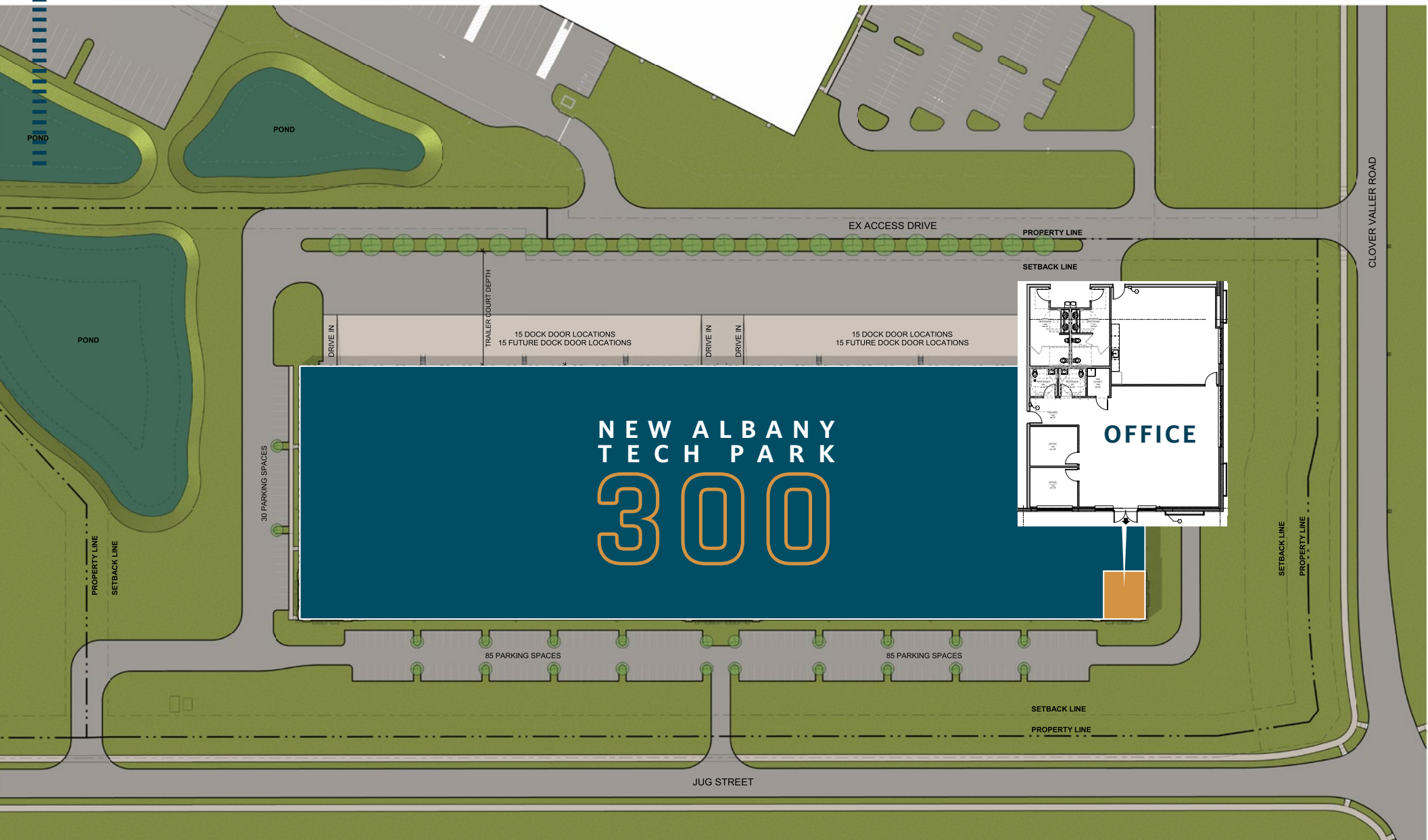
Specifications



Acreage	22,694
Building Size	300,400 SF
Dimensions	300' x 1000'
Office Space	2,700 SF
Clear Height	36'
Column Spacing	48' x 50'
Speed Bays	50' and 60'
Tax Abatement	100%, 15 years
P3 Dock Doors	30, expandable to 60
Drive-In Doors	4
Sprinkler System	ESFR
Car Parking	200, expandable
Truck court	135
Power	3,600 AMPS total (3) 1,200 amp 480 V 3 phase panels
Zoning	Technology Manufacturing District (TMD)



Site plan



New Albany Tech Park



SITE A
+/- 34.73 AC
522,000 SF
(POTENTIAL BUILDING AREA)

SITE B
+/- 79.99 AC
834,160 SF
(POTENTIAL BUILDING AREA)

PHASE II
+/- 53.72 AC
602,400 SF
(POTENTIAL BUILDING AREA)

SOLD
PHASE III
+/- 170.30 AC

SOLD
SITE C
+/- 42.67 AC

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TECH PARK
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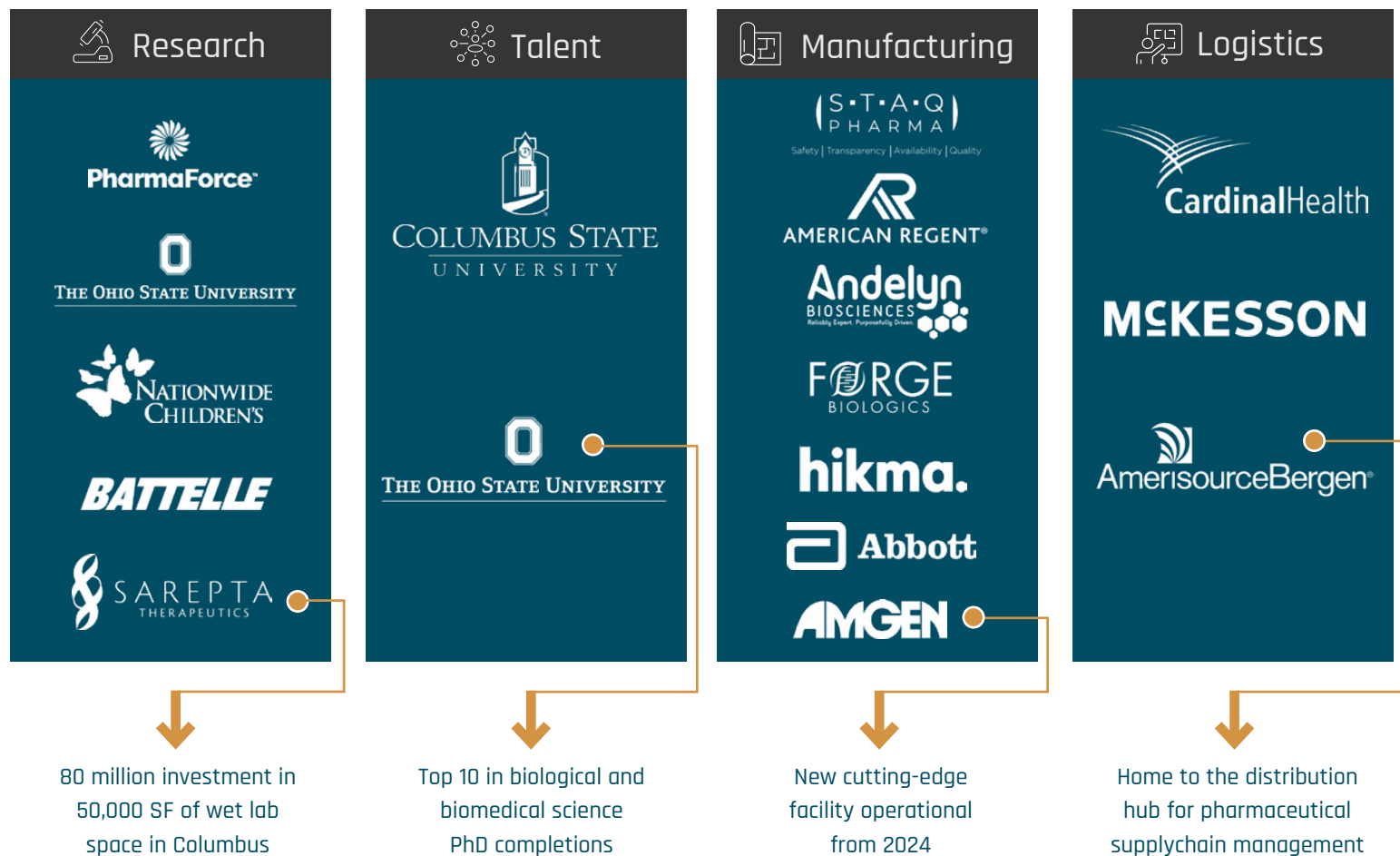
SOLD
NEW ALBANY 525
524,524 SF

SOLD
SITE D
+/- 42.67 AC

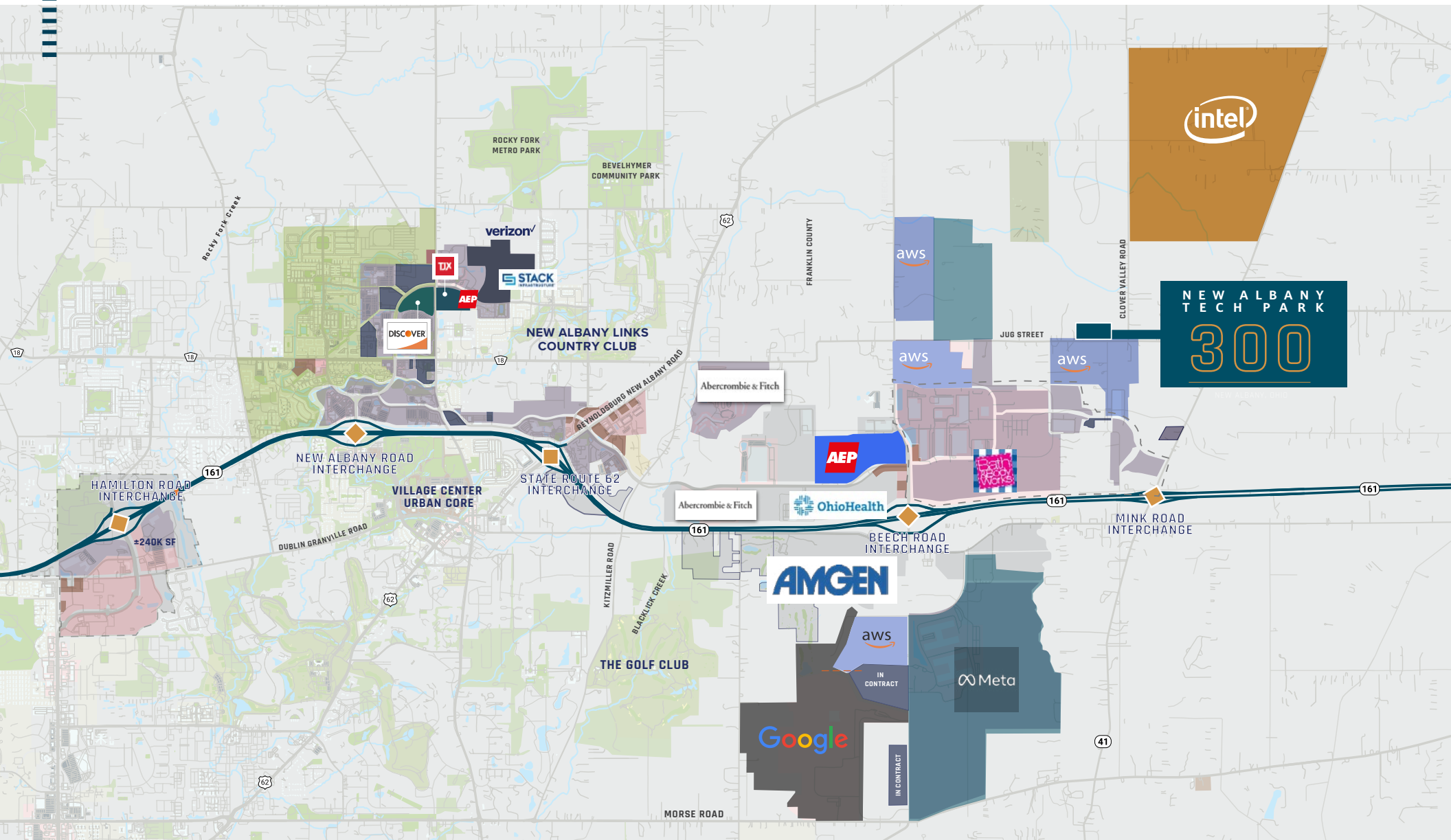
New Albany Tech Park is located within The New Albany International Business Park, the region's largest master-planned business park, and is ideal for Intel suppliers as well as other uses such as office, manufacturing, warehouse, distribution, and assembly. The park features more than 6 million square feet of Class A office, distribution, and manufacturing space, with buildings connected to a network of trails where employees can walk, jog or bike to City amenities that include restaurants, shops and fitness and cultural facilities. New Albany features one of the most robust and affordable fiber optic networks in the country and is home to data centers, regional and national headquarters, distribution facilities, and manufacturing plants.

A diverse landscape

Dozens of other top companies and institutions have chosen to innovate and expand in Columbus in life science logistics, research, manufacturing and more.

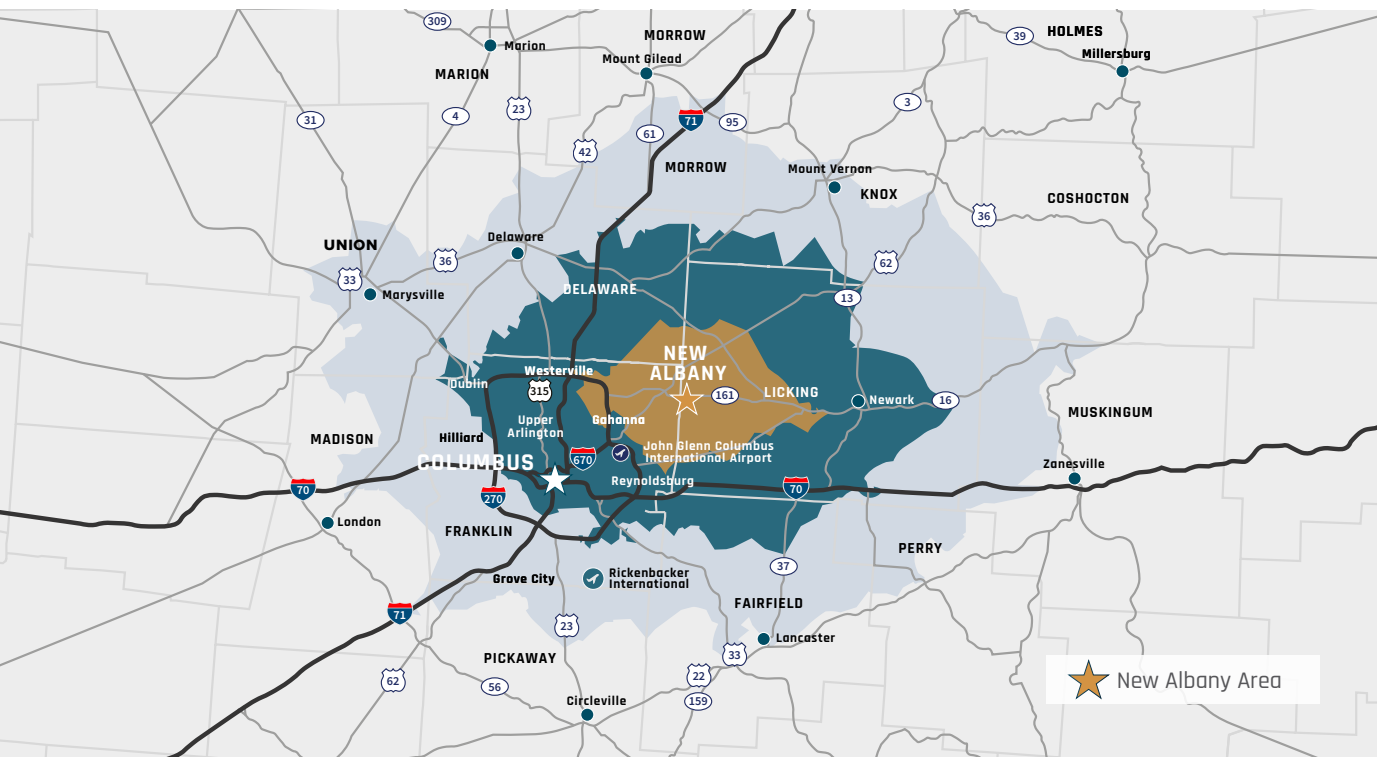


Major employers in New Albany



All within reach

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.



DEMOGRAPHICS

LOCATED IN THE REGION'S



#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



187,023
POPULATION



107,151
EMPLOYED POPULATION



5,258
TRANSPORTATION/MOVING

30 MINUTES



1,312,931
POPULATION



713,513
EMPLOYED POPULATION



36,320
TRANSPORTATION/MOVING

45 MINUTES



1,897,103
POPULATION



1,013,647
EMPLOYED POPULATION





















58,077
TRANSPORTATION/MOVING

Expanding workforce








The Region is ranked Top 10 large metro in the U.S. for the concentration of young professionals. And with leading universities and top-ranked liberal arts colleges, we boast one of the highest concentrations of college students in the U.S.

In the last five years, the Columbus Region has granted over 8,700 degrees in biology, biomedical science, chemistry, and pharmacy. The Ohio State University ranks in the top 10 nationally in doctorate of biological and biomedical science completions—all contributing to a highly educated and prepared talent pool.

Nearby amenities

Corporate neighbors





For more information, contact

Dan Wendorf

Executive Managing Director
+1 614 460 4407
dan.wendorf@jll.com

Brian Marsh

Executive Managing Director
+1 614 460 4421
brian.marsh@jll.com

Joe Davis

Senior Vice President
+1 614 460 4425
joseph.davis@jll.com

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