

**AVAILABLE  
AUGUST 2026**

9000 Smiths Mill Road, New Albany



**NEW ALBANY'S ADAPTABLE  
INDUSTRIAL ASSET**

**417,049± SF CLASS A INDUSTRIAL BUILDING**



# WELCOME TO 9000 SMITHS MILL ROAD

This industrial facility stands as a prime example of versatile real estate in New Albany's rapidly expanding business landscape. The property's flexible design accommodates a diverse range of industrial uses, from manufacturing and distribution to research and development operations, allowing businesses to configure the space to meet their specific operational needs.

As New Albany continues to attract forward-thinking companies seeking strategic locations with excellent infrastructure and connectivity, this adaptable facility positions tenants to scale and pivot their operations seamlessly within one of Ohio's most dynamic growth markets. The building's inherent flexibility ensures that businesses can evolve their use of the space as market demands change, making it an ideal long-term investment in a community that values innovation and economic diversification.

## IDEAL USES



Advanced manufacturing



Life sciences



Data Center



Tech/R&D

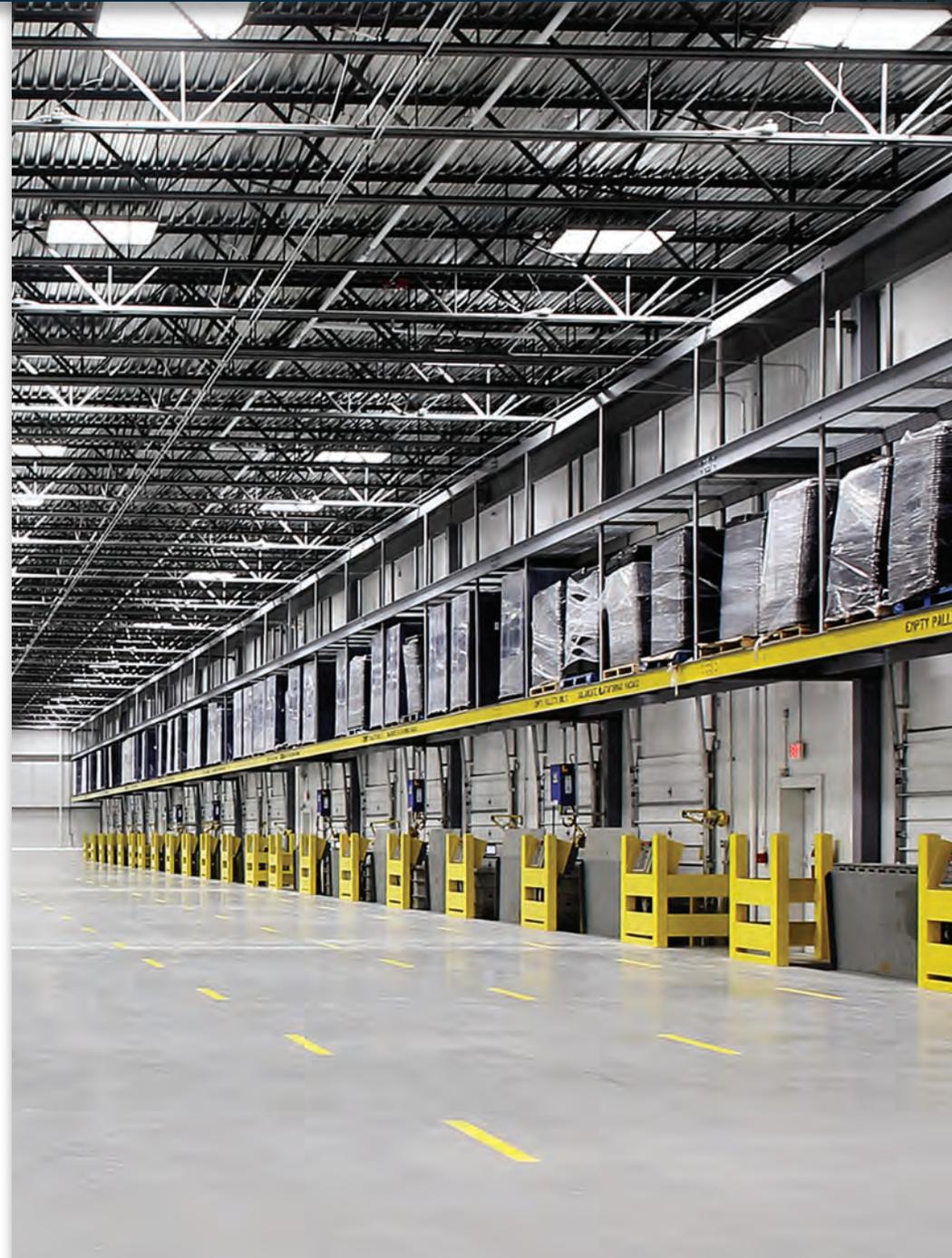


Distribution

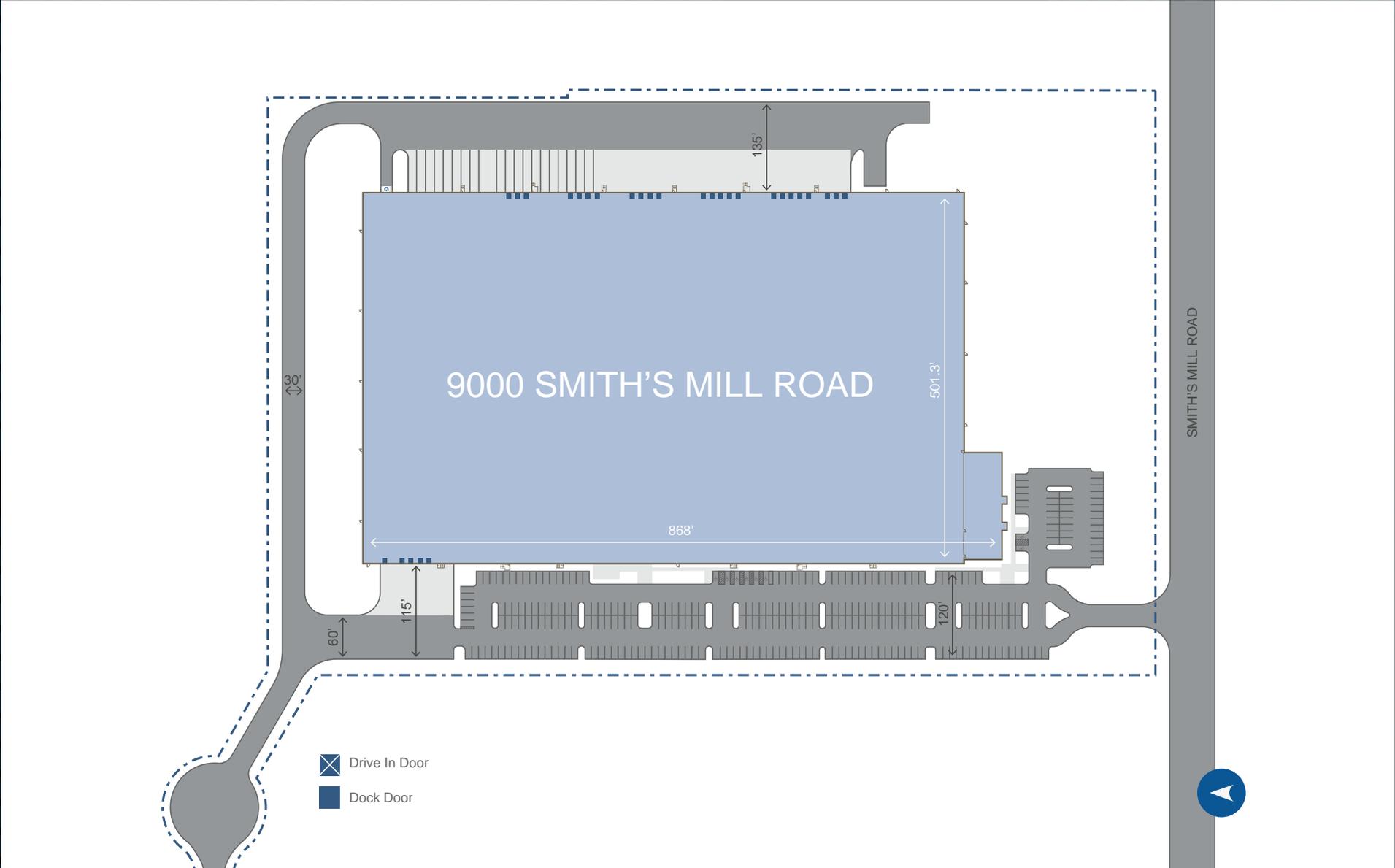


# SPECIFICATIONS

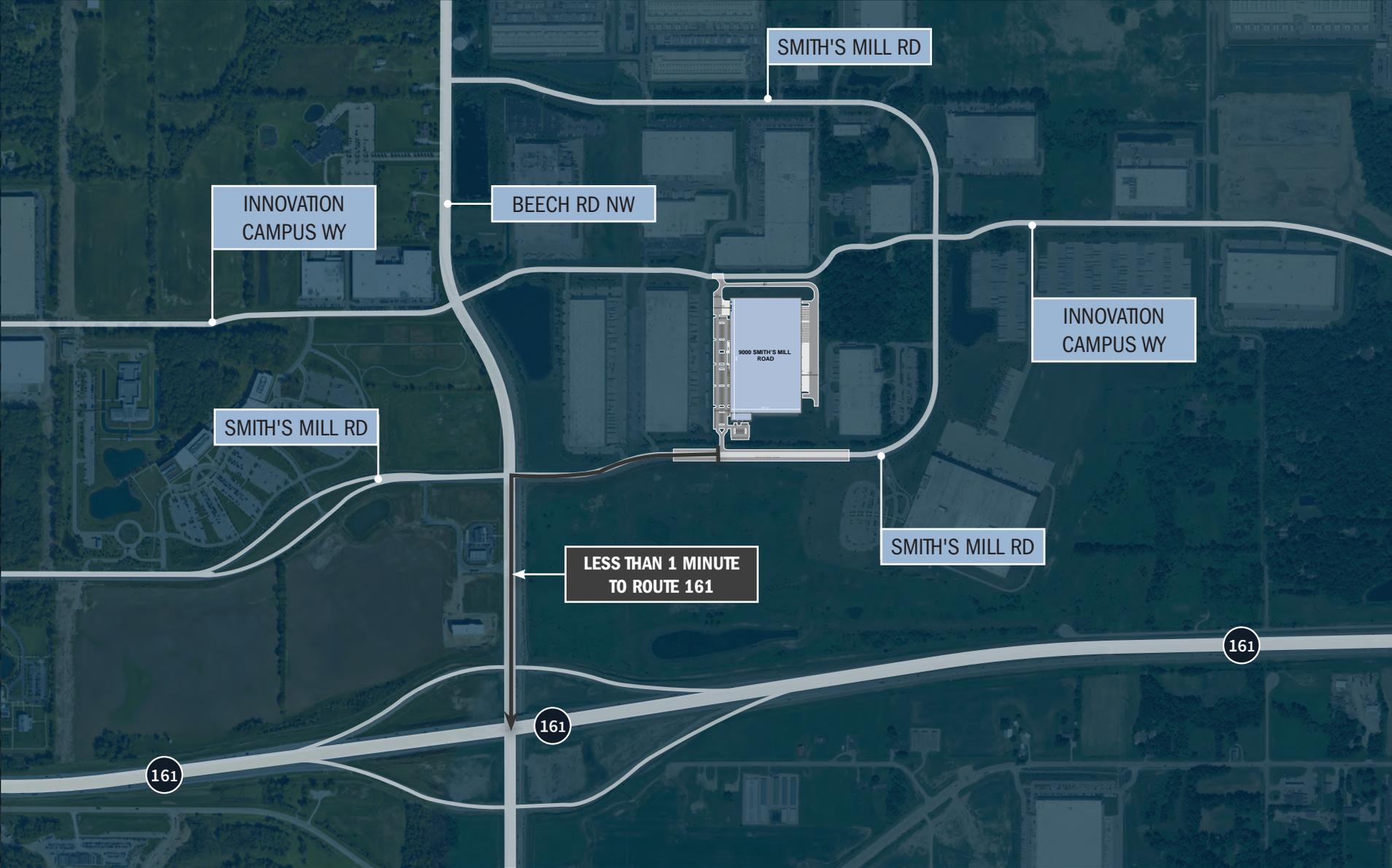
|                           |   |
|---------------------------|---|
| <b>Address</b>            | 9000 Smith's Mill Road,<br>New Albany, OH 43054 |
| <b>Square Footage</b>     | 417,049 SF                                      |
| <b>Total Office SF</b>    | 7,246 SF  |
| <b>Construction</b>       | Precast Concrete                                |
| <b>Roof Type</b>          | .045 White TPO                                  |
| <b>Fire Protection</b>    | ESFR  |
| <b>Interior Lighting</b>  | T-5   |
| <b>Construction Year</b>  | 2011  |
| <b>Clear Height</b>       | 32'   |
| <b>Column Spacing</b>     | 50' x 48'                                       |
| <b>Dock Doors</b>         | 29 (expandable)                                 |
| <b>Drive-in Doors</b>     | 1   |
| <b>Max Building Depth</b> | 501'  |
| <b>Truck Court Depth</b>  | 115' - 135'                                     |
| <b>Car Parking</b>        | 307   |
| <b>Trailer Parking</b>    | 22  |
| <b>Power</b>              | 4000 amps                                       |



# SITE PLAN

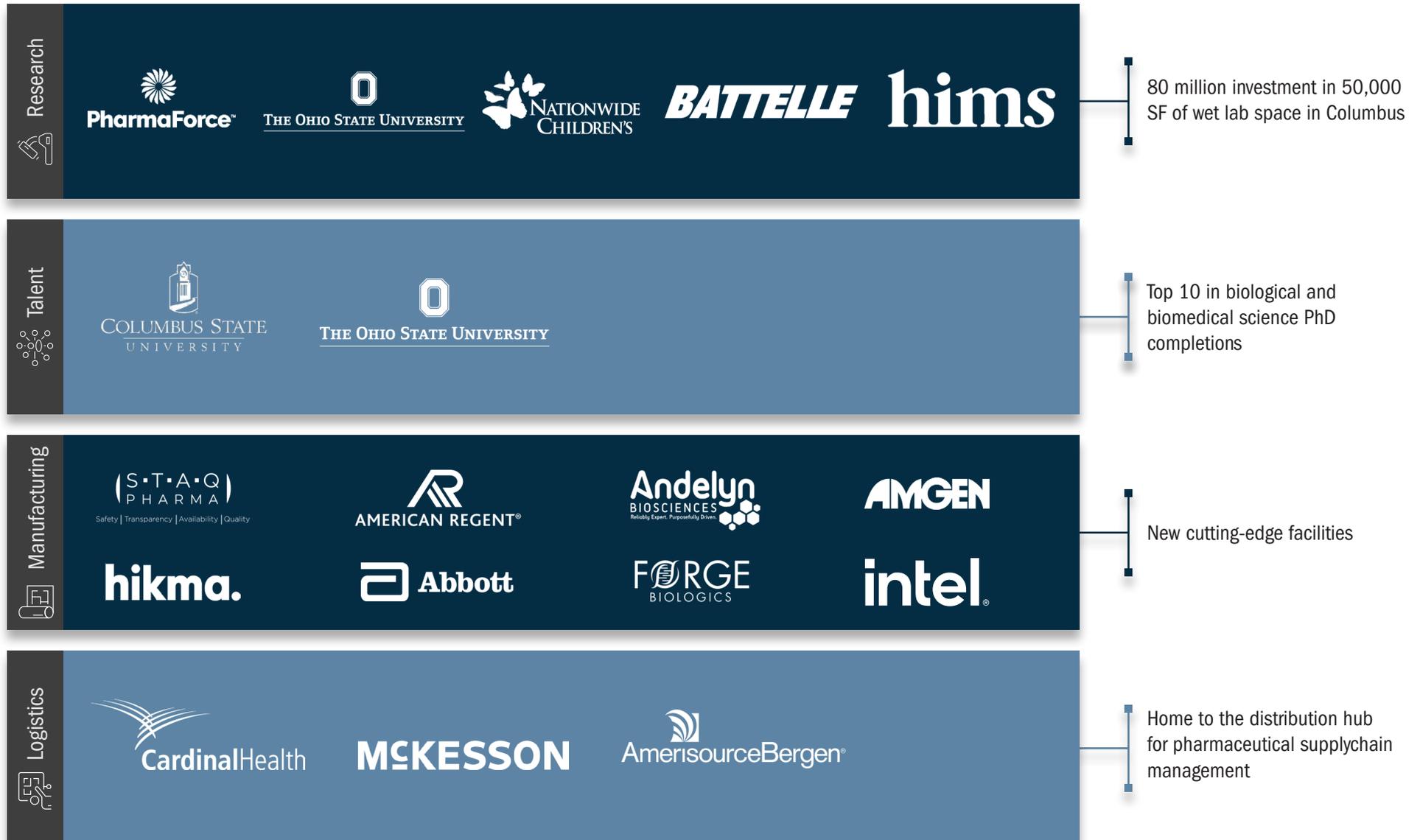


# SITE PLAN



# 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.





# BETTER ACCESS TO THE US THAN ANY OTHER MAJOR METRO CITY

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

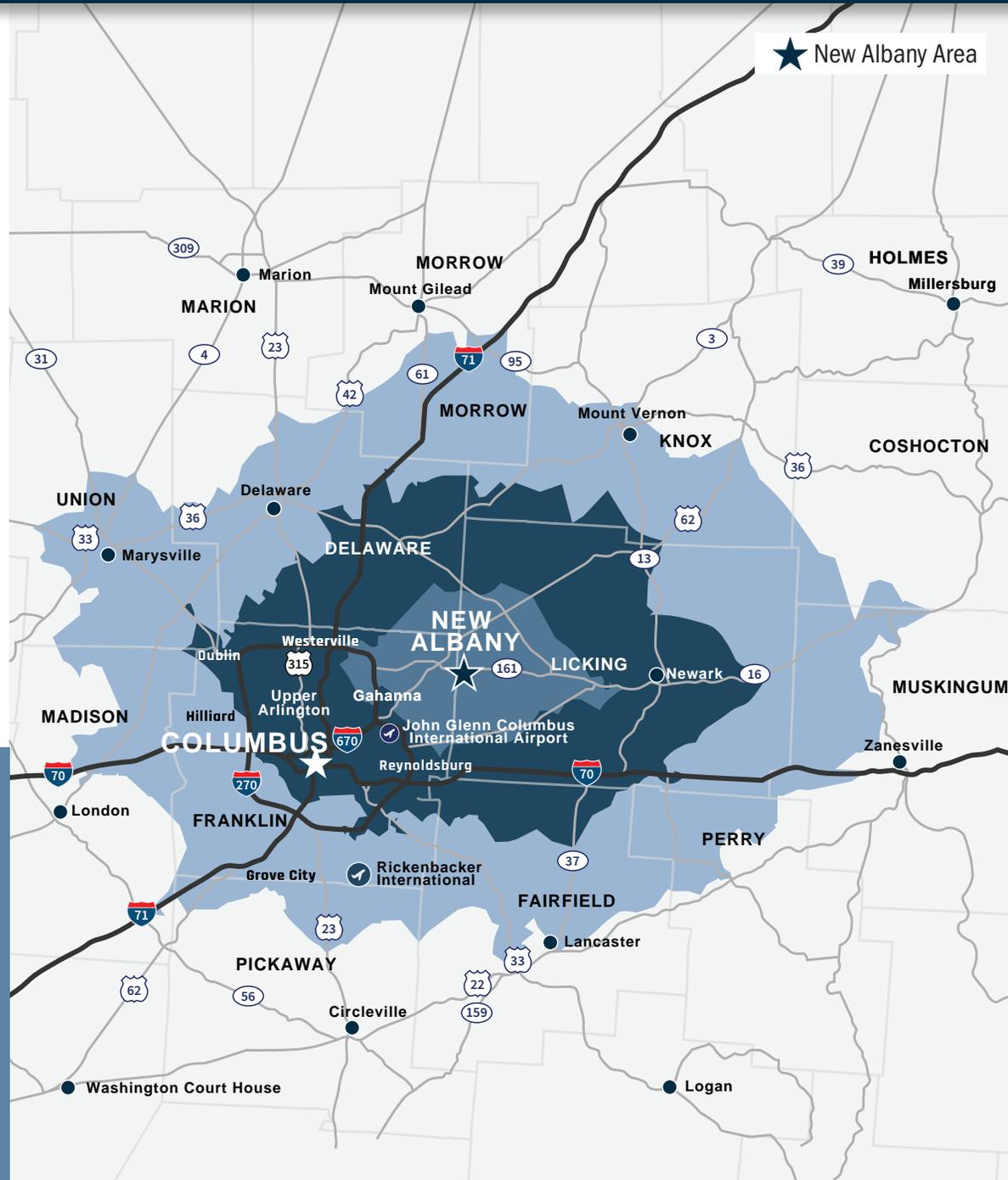
**1.4M**  
POPULATION  
Within a 30-minute Drive

**12,267**  
TOTAL EMPLOYEES

**454**  
TOTAL BUSINESSES

**3,412**  
HOUSEHOLDS

**\$166,580**  
MEDIAN HOUSEHOLD INCOME



|                           | 15 minutes | 30 minutes | 45 minutes |
|---------------------------|------------|------------|------------|
| Population                | 187,023    | 1,312,931  | 1,897,103  |
| Employed population       | 107,151    | 713,513    | 1,013,647  |
| Transportation/<br>moving | 5,258      | 36,320     | 58,077     |



**DAN WENDORF**

+1 614 460 4407

[dan.wendorf@jll.com](mailto:dan.wendorf@jll.com)

**BRIAN MARSH**

+1 614 460 4421

[brian.marsh@jll.com](mailto:brian.marsh@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.