



NEW ALBANY, OH

# 7041 WALNUT STREET

+/-32 ACRES FOR SALE

# 7041

WALNUT STREET

This rare +/-32 acre piece of land is positioned for a wide range of potential uses including data centers, corporate users, life sciences, and general employment. Located in New Albany, OH, 7041 Walnut Street is a 30 minute drive to the majority of Franklin, Licking, and Delaware Counties. New Albany is a hotspot for growth with unrivaled access to the U.S. market.

## A RARE OFFERING



### Water and sewer available

- 12" water line located at the site on the eastern portion of Walnut St. Buyer will need to extend the line along Walnut St frontage
- 10" sanitary line to be built by Verizon along the western portion of the site



### Tax abatement potential



### Unrivaled highway access and road infrastructure



### Adjacent to planned AEP substation and other corporate data centers



### Low wetland risk



### Flat topography



### Located in pro-business, pro-development, highly educated city of New Albany



**7041**  
WALNUT STREET

7041 Walnut Street.  
New Albany, OH

**PRIME LOCATION**



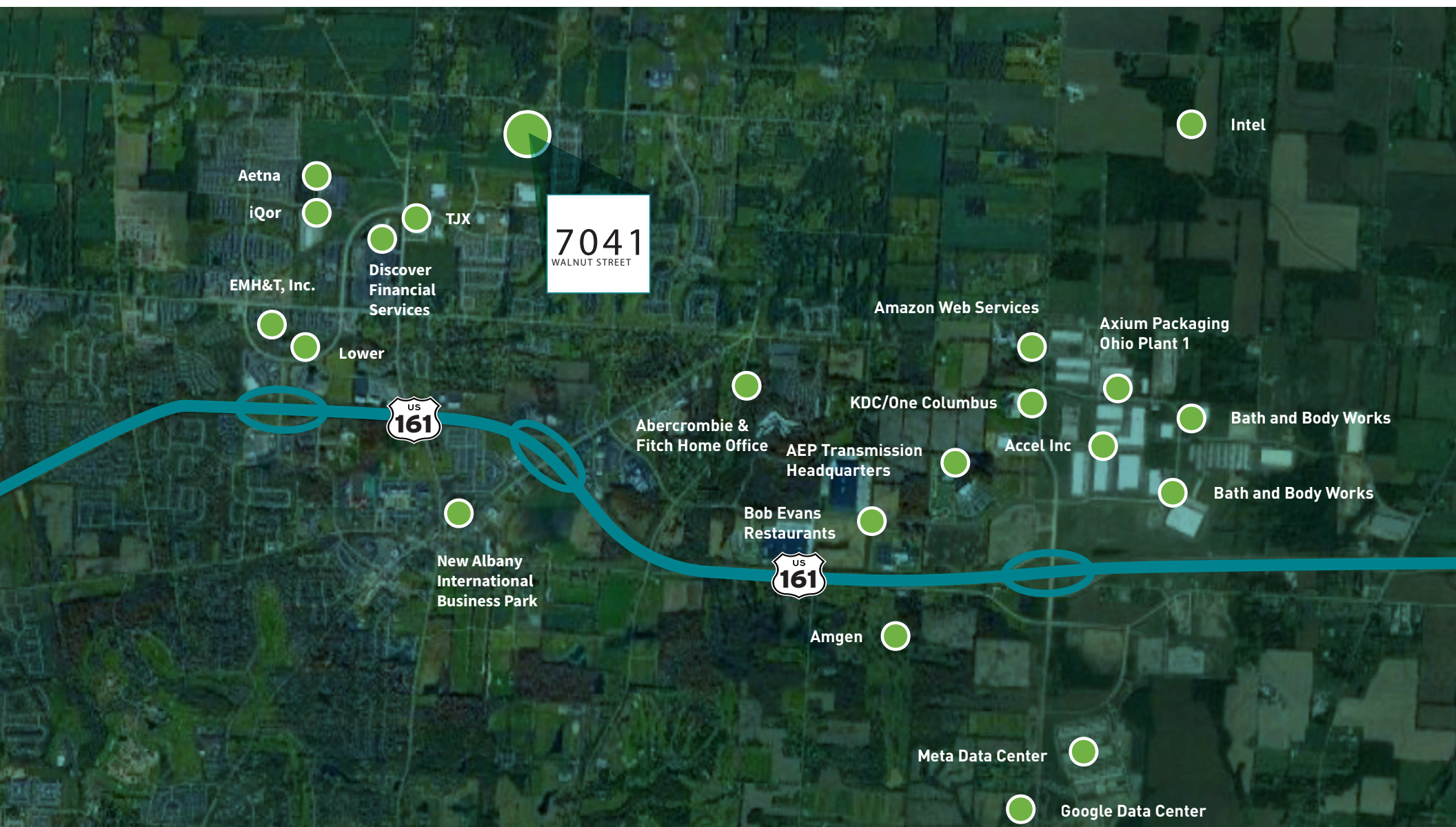


# 7041

WALNUT STREET

7041 Walnut Street.  
New Albany, OH

## CORPORATE NEIGHBORS





# 7041

WALNUT STREET

7041 Walnut Street.  
New Albany, OH

## DATA CENTER NEIGHBORS

New Albany is located within the Golden Triangle – the area between New York, Washington DC, and Chicago that contains the highest concentration of data in the world. 7041 Walnut Street boasts proximity to major Central Ohio data centers and is zoned for data center usage.







BRIAN MARSH

---

+1 614 460 4421 | [brian.marsh@jll.com](mailto:brian.marsh@jll.com)

JOE DAVIS

---

+1 614 439 5434 | [joseph.davis@jll.com](mailto:joseph.davis@jll.com)

JOSH WEITHMAN

---

+1 614 460 4410 | [josh.weithman@jll.com](mailto:josh.weithman@jll.com)

JLL disclaimer. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle Brokerage, Inc. All rights reserved.