

# **The New Albany Company**

**Perrysburg Business & Technology Park  
Perrysburg, OH**



# Redefining real estate development

## The New Albany Company

The New Albany Company (NACO) is one of the nation's premier horizontal land developers, known for its strategic vision, unparalleled execution, and commitment to excellence.

We work in close collaboration with state, regional, and local economic development agencies on transformative projects from initial inquiry through ribbon cutting.

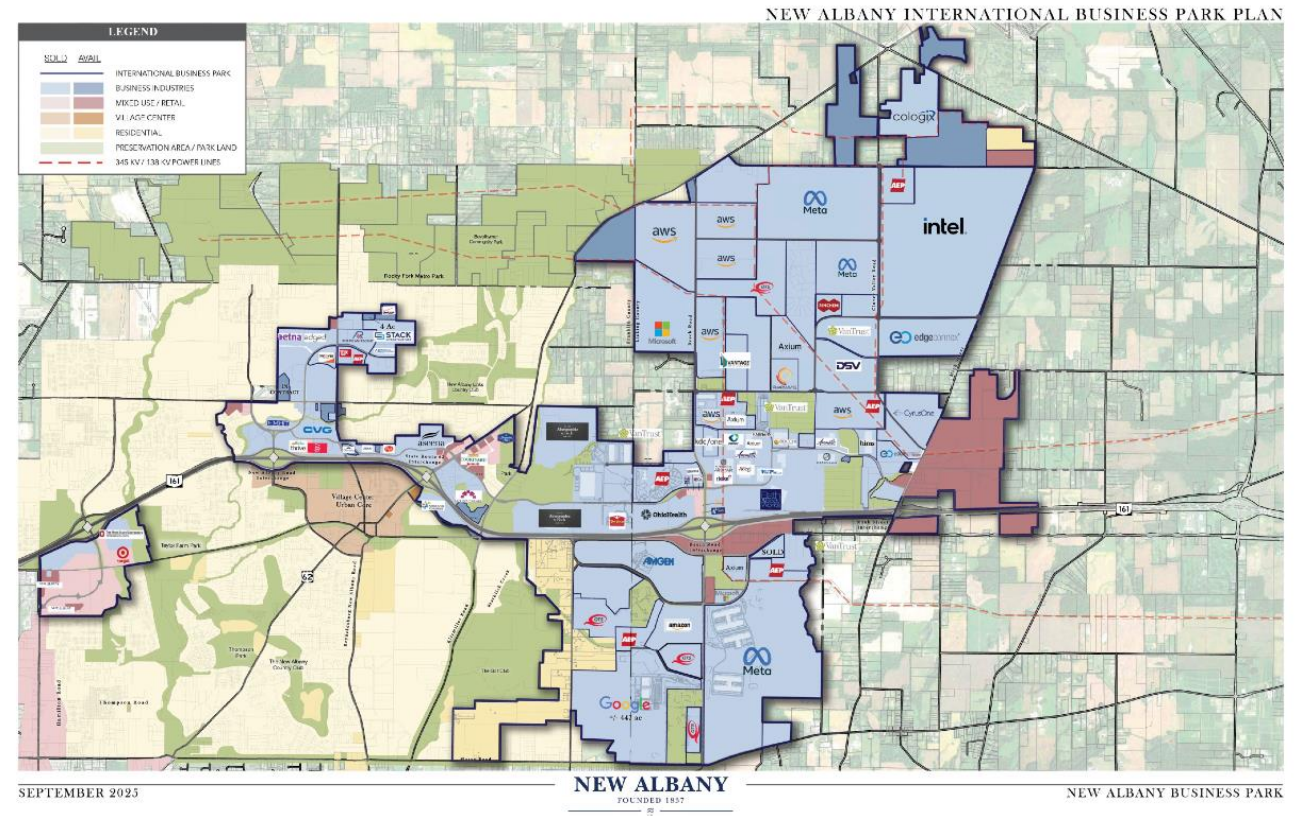
# Setting the national standard

The New Albany Company (NACO) was founded in the 1980s with a simple, yet bold objective: Build the finest upscale residential community possible.

To achieve that vision, some of the finest minds in community development were engaged to develop New Albany, Ohio.

NACO evolved New Albany into the premier, master-planned community in the nation, combining rural ambiance with modern planning principles, strong architectural standards, state-of-the-art infrastructure and technology, and a world-class business park.

The New Albany Business Park incorporates 12,000 acres with over 7 miles of freeway frontage and is home to over 60 companies occupying 18 million + square feet.





# NACO's New Markets

The success of the New Albany Business Park led NACO to expand its development program to new Ohio communities seeking a partner for smart and impactful growth.

- These communities were identified based on land availability, utility capacities, workforce demographics, regional economic drivers, and development support from local leadership.
- NACO now controls nearly 10,000 acres across the state of Ohio including the Perrysburg Business & Technology Park.

# Eliminating complexity, minimizing risk

We create intelligent growth at a scale that makes a lasting, positive impact on communities and the businesses that call them home.

NACO's detailed approach to development includes:

- Master planning
- Zoning and entitlements
- Infrastructure planning and development
- Transportation and pedestrian connectivity
- Comprehensive site due diligence
- Wetland permitting
- Economic incentives





## Lasting value for businesses

NACO addresses site and regulatory complexities and creates strong quality of place, freeing companies to focus other aspects of growth.

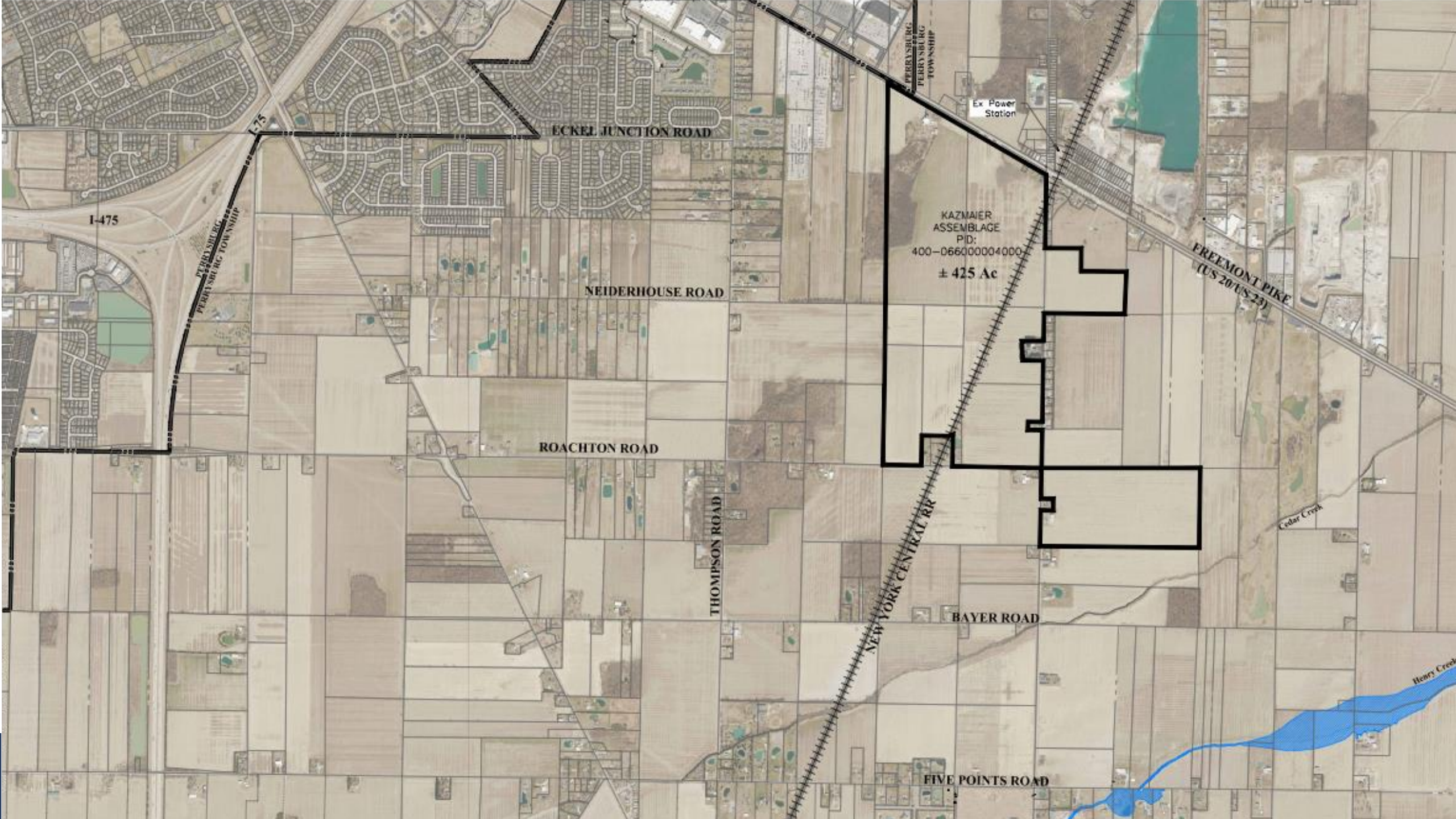
- Minimized site selection risk
- Expedited approvals due to entitlements in place
- High-capacity utilities
- Connectivity to neighborhoods, amenities and pedestrian trails
- Preservation of value for end users due to strong architectural and landscape standards
- Support to obtain state and local incentives

# The Perrysburg Business and Technology Park

## Existing Conditions

- ~425 acres with significant expansion capability
- Located close to the I-75/I-80/90 interchange. ~10 miles from downtown Toledo
- CSX rail on-site
- Zoned I-2 (general and light manufacturing)
- Currently in development planning:
  - Comprehensive site due diligence
  - Zoning text review
  - Conceptual load study with FirstEnergy
  - Water/sewer utilities planning





Ex Power Station

KAZMAIER ASSEMBLAGE  
PID:  
400-066000004000  
± 425 Ac

ECKEL JUNCTION ROAD

NEIDERHOUSE ROAD

ROACHTON ROAD

THOMPSON ROAD

BAYER ROAD

FIVE POINTS ROAD

FREEMONT PIKE  
(US 20/US 23)

Cedar Creek

Henry Creek

PERRYBURG  
TOWNSHIP

PERRYBURG  
TOWNSHIP

NEW YORK CENTRAL RR

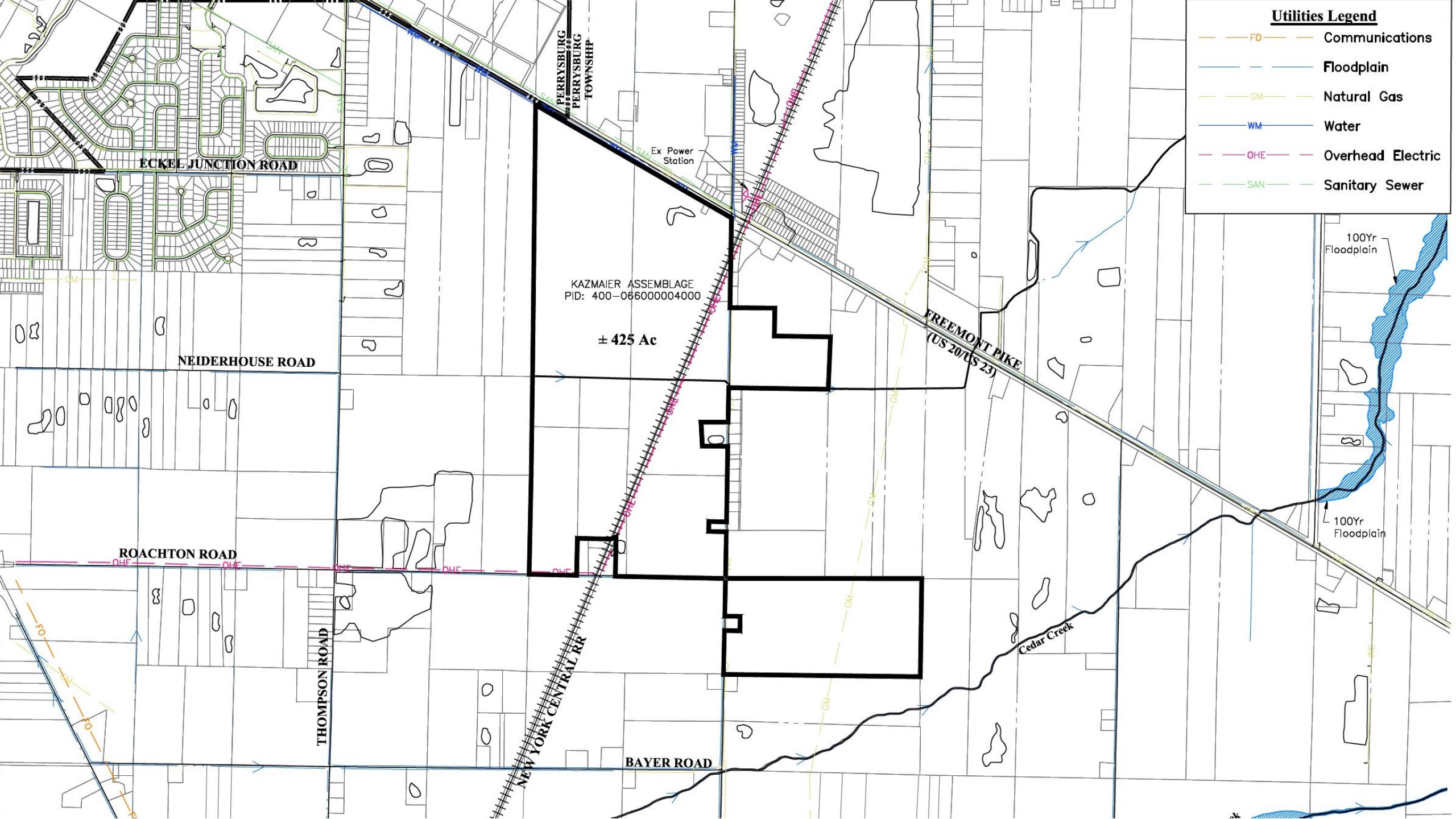
I-475

75

# The Perrysburg Business & Technology Park

## Existing Conditions

- Power
  - FirstEnergy
  - 138kV transmission line on-site
  - Conceptual load study underway
  - Prior conceptual load studies indicating significant power potential in the area (~250 MW)
- Natural Gas
  - 4" Columbia Gas of Ohio distribution line on-site
  - 24" natural gas transmission line on-site
- Water
  - Northwest Ohio Water and Sewer District
  - 16" line on-site
- Sewer
  - Northwest Ohio Water and Sewer District
  - 15" line on-site



**Utilities Legend**

- FO Communications
- Floodplain
- GM Natural Gas
- WM Water
- OHE Overhead Electric
- SAN Sanitary Sewer

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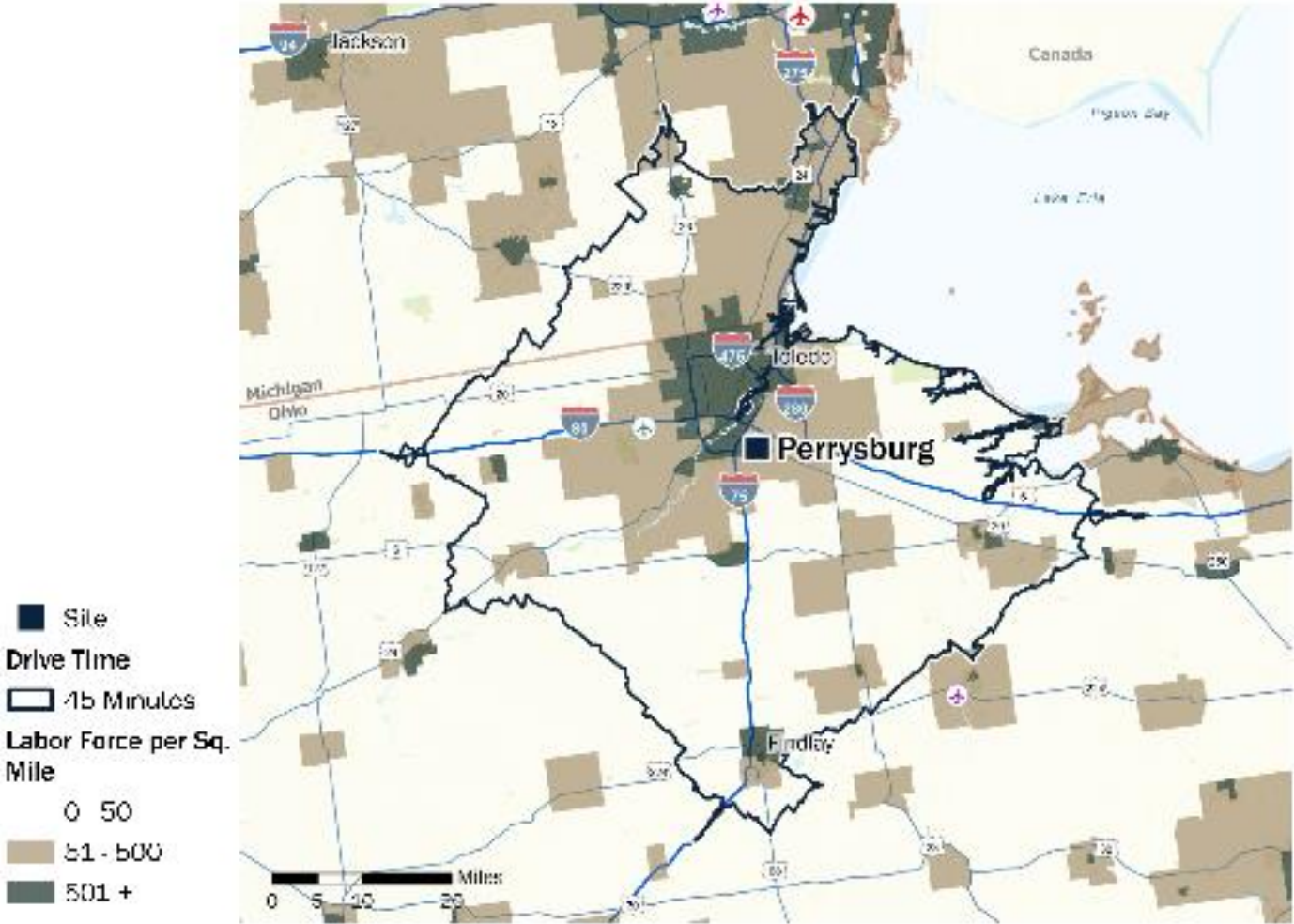
NEW YORK CENTRAL RR

PERRYSBURG  
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TOWNSHIP

Ex Power Station

# Perrysburg Site: Drive Time Analysis

	45 Minute Drive Time
Total Population	899,992
Total Labor Force	474,298
Population Employed in Blue Collar	198,982
Labor Force Participation Rate	64%
Unemployment Rate	5.6
Projected Population Growth Rate 2025-2030	-0.16
Median Age	41
Median Household Income	\$68,168
Median Home Value	\$207,114
Diversity Index (higher = more diverse)	47
Pop. Age 25 +: No High School or Diploma	7%
Pop. Age 25 +: High School or GED	32%
Pop. Age 25 +: Some College / Associates	32%
Pop. Age 25 +: Bachelors	18%
Pop. Age 25 +: Graduate Degrees	11%
Population Employed in Production Occupations	42,795
Population Employed in Transportation & Material Moving	46,365
Population Employed in Business & Finance Operations	21,547



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