

The New Albany Company

Johnstown South (JTS) – Site 1E
Johnstown, 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.



Setting the national standard

The City of New Albany

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.

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 and environmental 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.

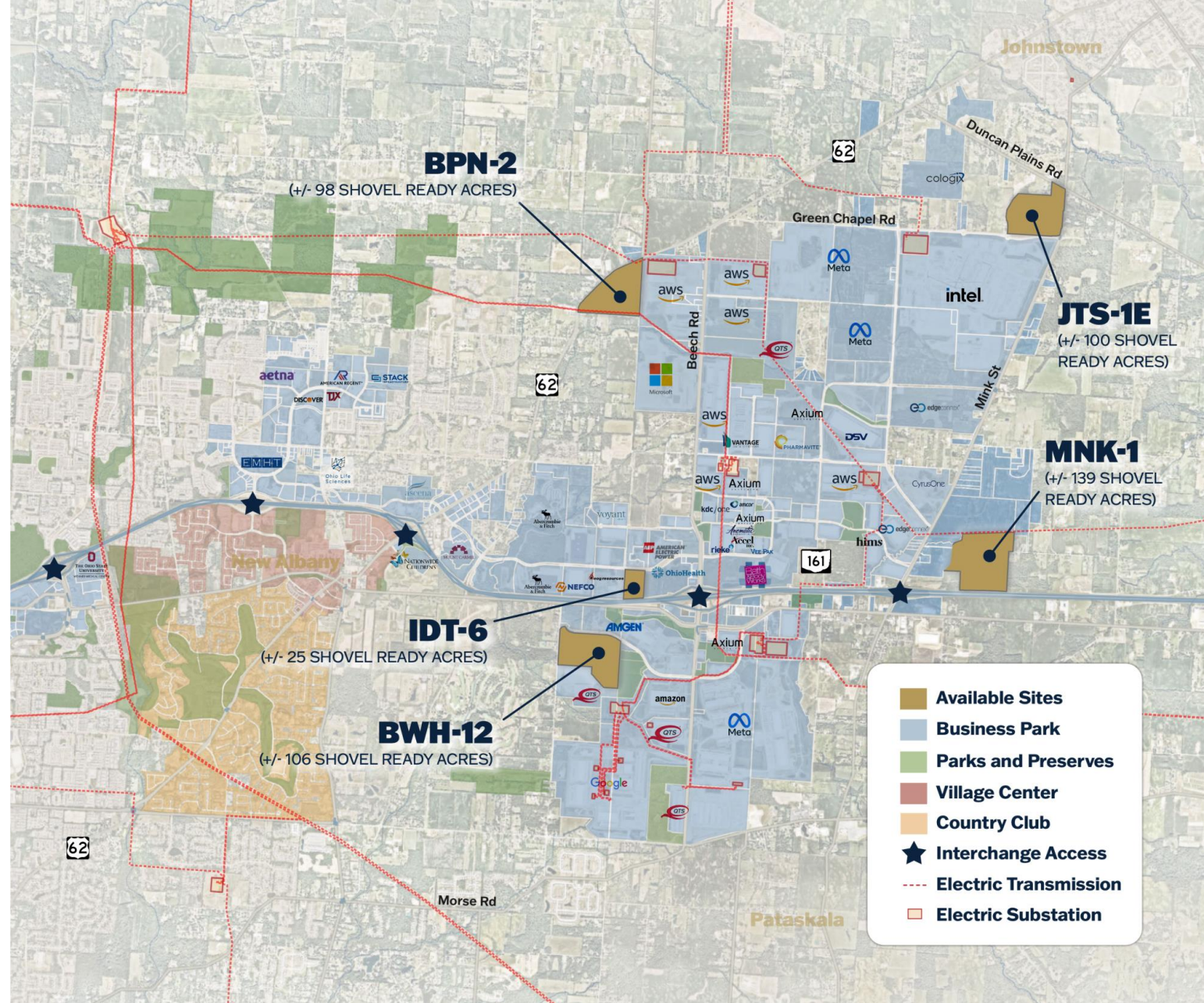
- Minimized site selection risk
- Expedited approvals due to entitlements in place
- High-capacity utilities
- Connectivity to neighborhoods, amenities and pedestrian trails
- Preservation of value for end users due to strong architectural and landscape standards
- Support to obtain state and local incentives

Built for Success

The New Albany International Business Park

The New Albany International 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. Industry clusters include:

- Health and Life Sciences
- High-Tech Manufacturing and Logistics
- Personal Care and Beauty Campus
- Corporate Office and R&D
- Semiconductor Industry
- Information Technology and Mission Critical



“We brought this plant from groundbreaking to licensure in just 26 months, making it the most rapid site development in our company’s 45-year history.”

- Mr. Robert Bradway, Amgen CEO

NACO's New Markets

NACO's success in the City of New Albany and with the New Albany Business Park led to its expansion into 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 10,000 acres across Ohio, *including Johnstown South*, which is a natural northward extension of the New Albany Business Park.





NEW ALBANY BUSINESS PARK

Marysville

Columbus

New Albany

intel.

Meta

Google

AMGEN

AMERICAN REGENT

VERTIV.

WORTHINGTON INDUSTRIES

CardinalHealth

Scotts Miracle-Gro

TRC

HONDA

CSX INTERMODAL

hikma.

OHIO STATE

COLUMBUS STATE COMMUNITY COLLEGE

AEP AMERICAN ELECTRIC POWER

NATIONWIDE CHILDREN'S

NORFOLK SOUTHERN INTERMODAL

LCK RICKENBACKER INTERNATIONAL AIRPORT

ANDURIL

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- Major Employers
- Education
- Infrastructure
- Travel Times

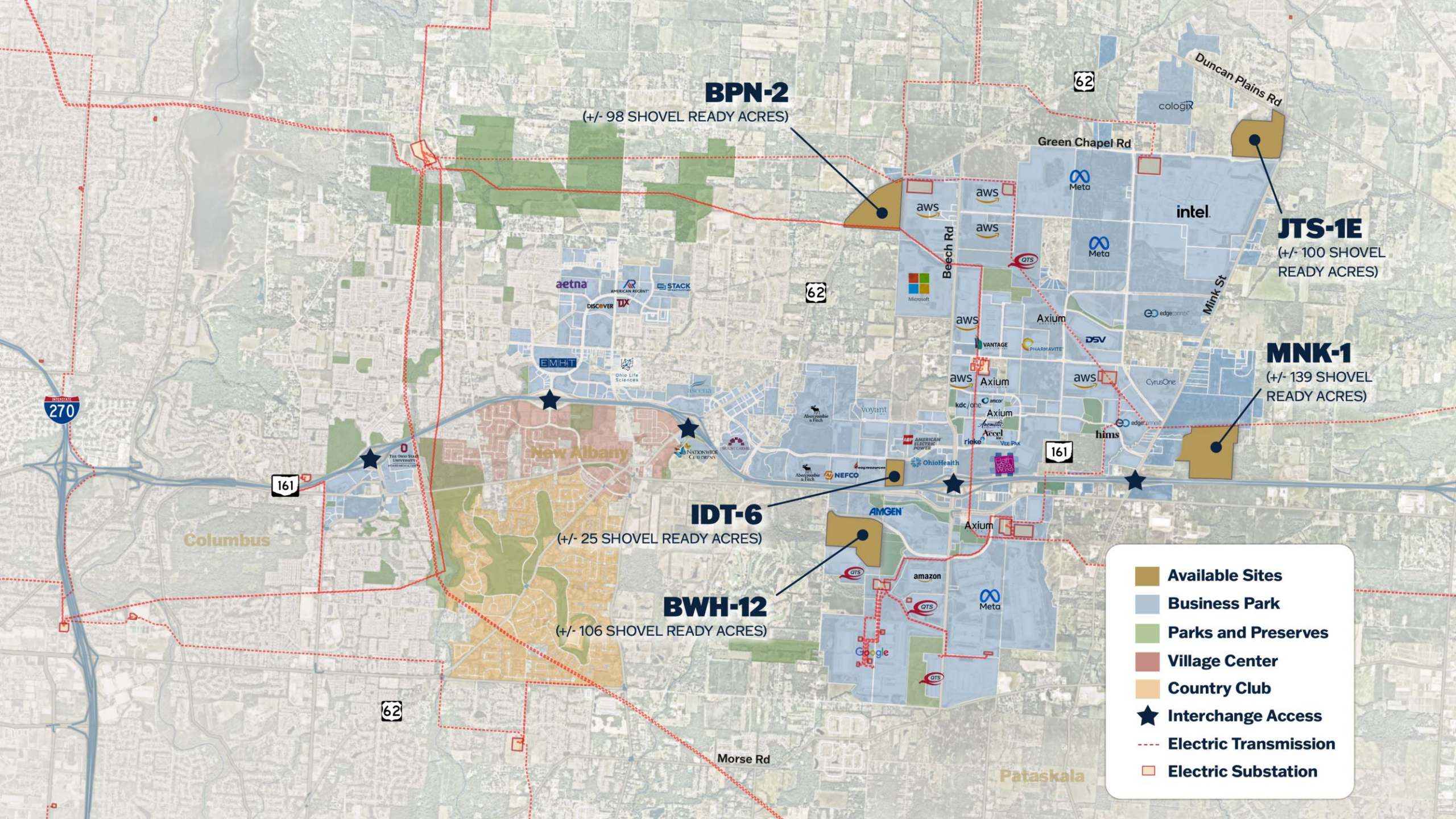
Detroit ~200 miles

Indianapolis ~170 miles

Cincinnati ~100 miles

Pittsburgh ~180 miles

12 mins



BPN-2

(+/- 98 SHOVEL READY ACRES)

JTS-1E

(+/- 100 SHOVEL READY ACRES)

MNK-1

(+/- 139 SHOVEL READY ACRES)

IDT-6

(+/- 25 SHOVEL READY ACRES)

BWH-12

(+/- 106 SHOVEL READY ACRES)

- Available Sites
- Business Park
- Parks and Preserves
- Village Center
- Country Club
- Interchange Access
- Electric Transmission
- Electric Substation

Columbus

New Albany

Pataskala

Duncan Plains Rd

Green Chapel Rd

Beech Rd

Mink St

Morse Rd

270

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Duncan Plains Road

Clover Valley Road

ITS-1E
(+/- 100 Acres)

Green Chapel Road

intel

Mink Street

— Site Boundary

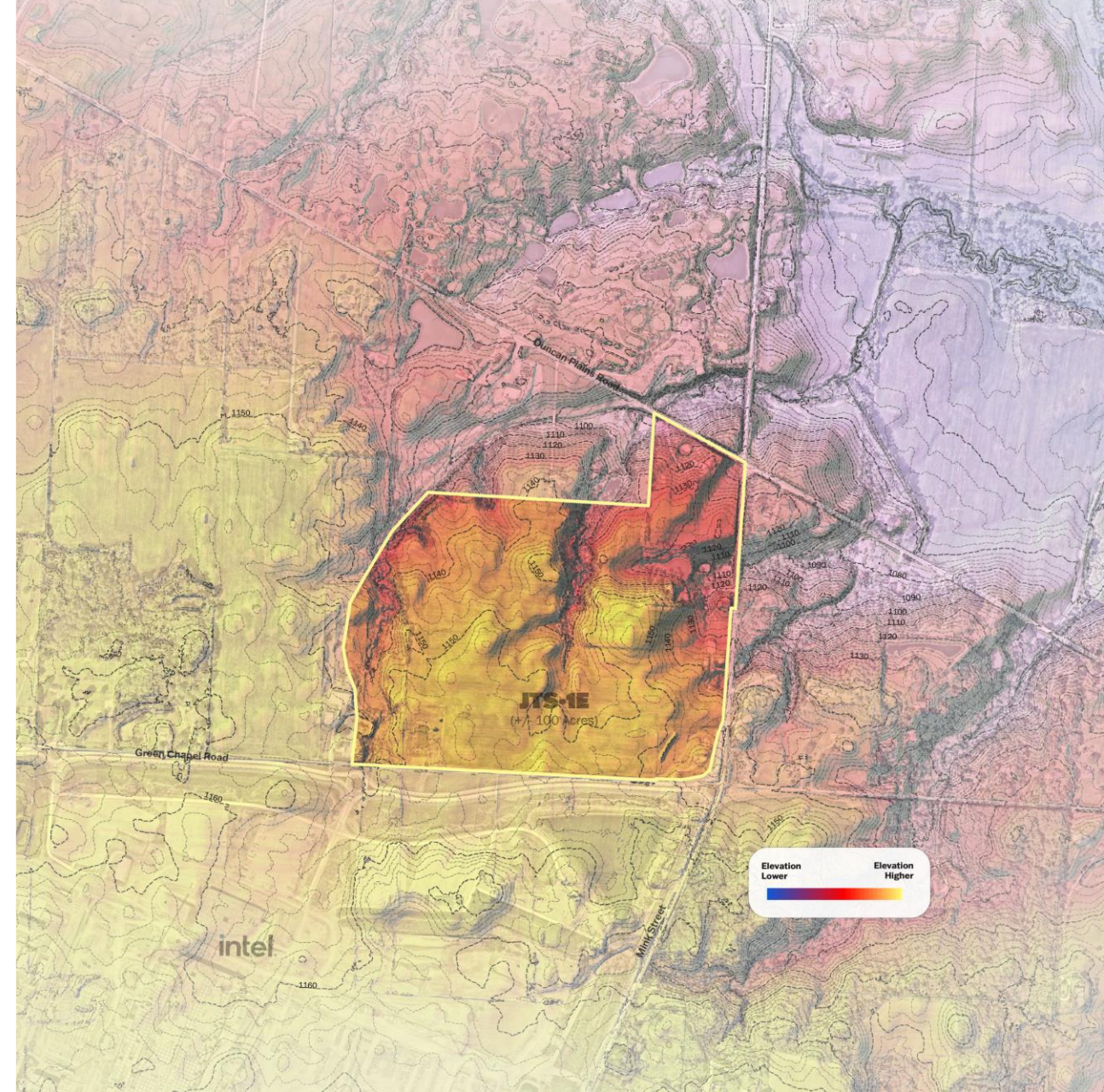
New Albany Business Park

JTS-1E

Price: \$350,000/acre

Existing Conditions

- Local Jurisdiction – City of Johnstown
- Zoning :
 - The site is zoned Planned Development District
 - Manufacturing, Production, and Industrial Uses (MPI) are permitted uses.

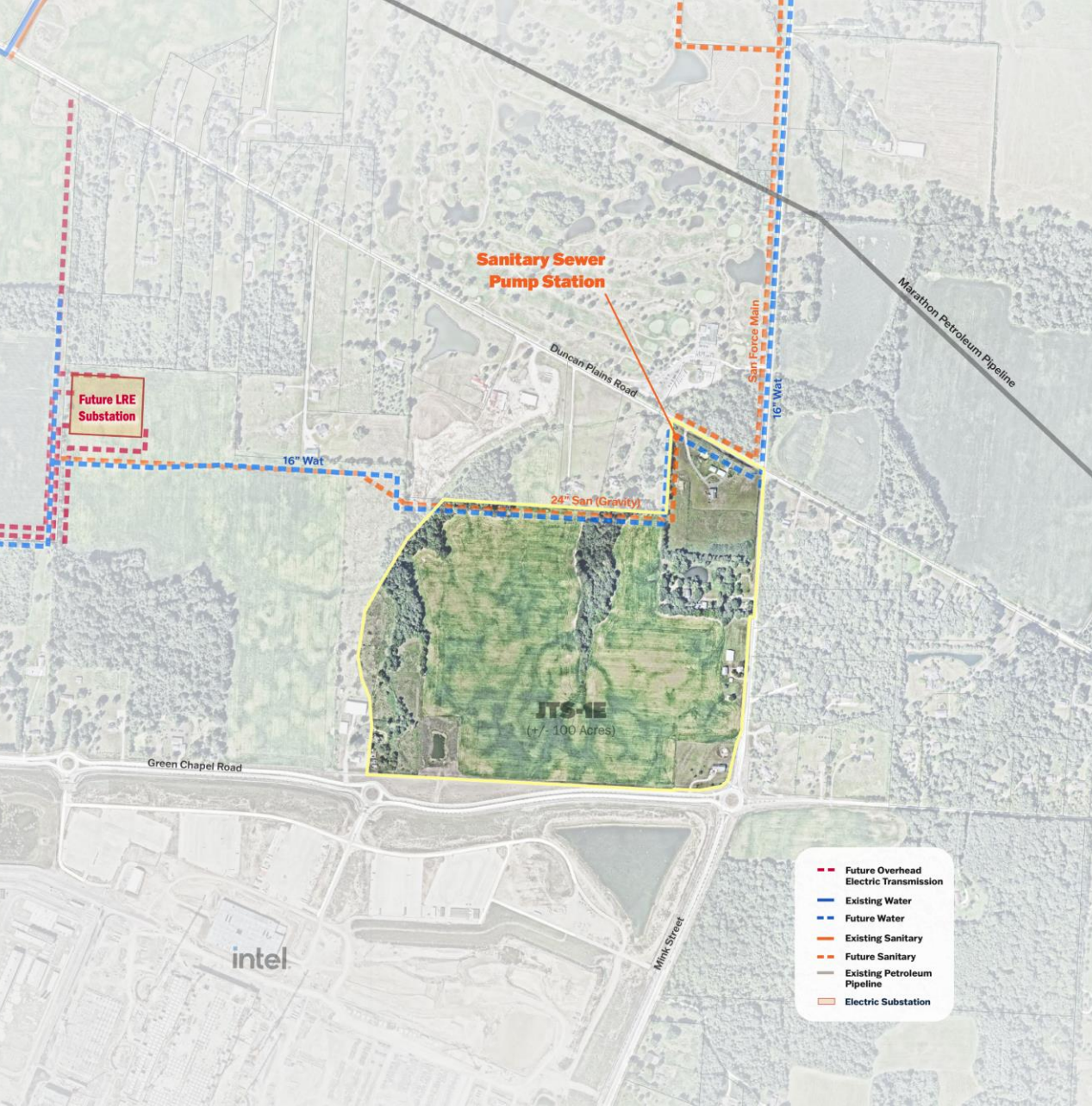


New Albany Business Park JTS-1E

Price: \$350,000/acre

Utilities

- **Power:** The Energy Cooperative
 - 12.47kV line at site
 - Nearest substation .4 miles
- **Gas:** The Energy Cooperative
 - 8" line at site with ~100 MAOP
- **Water:** City of Johnstown
 - 18" line will be delivered to the site at no cost to the end user. Johnstown's treatment plant is being expanded and will have ~2 MGD excess capacity in 2027
- **Wastewater:** City of Johnstown
 - 12" line will be delivered to the site at no cost to the end user. Johnstown has ~400,000 GPD excess treatment capacity

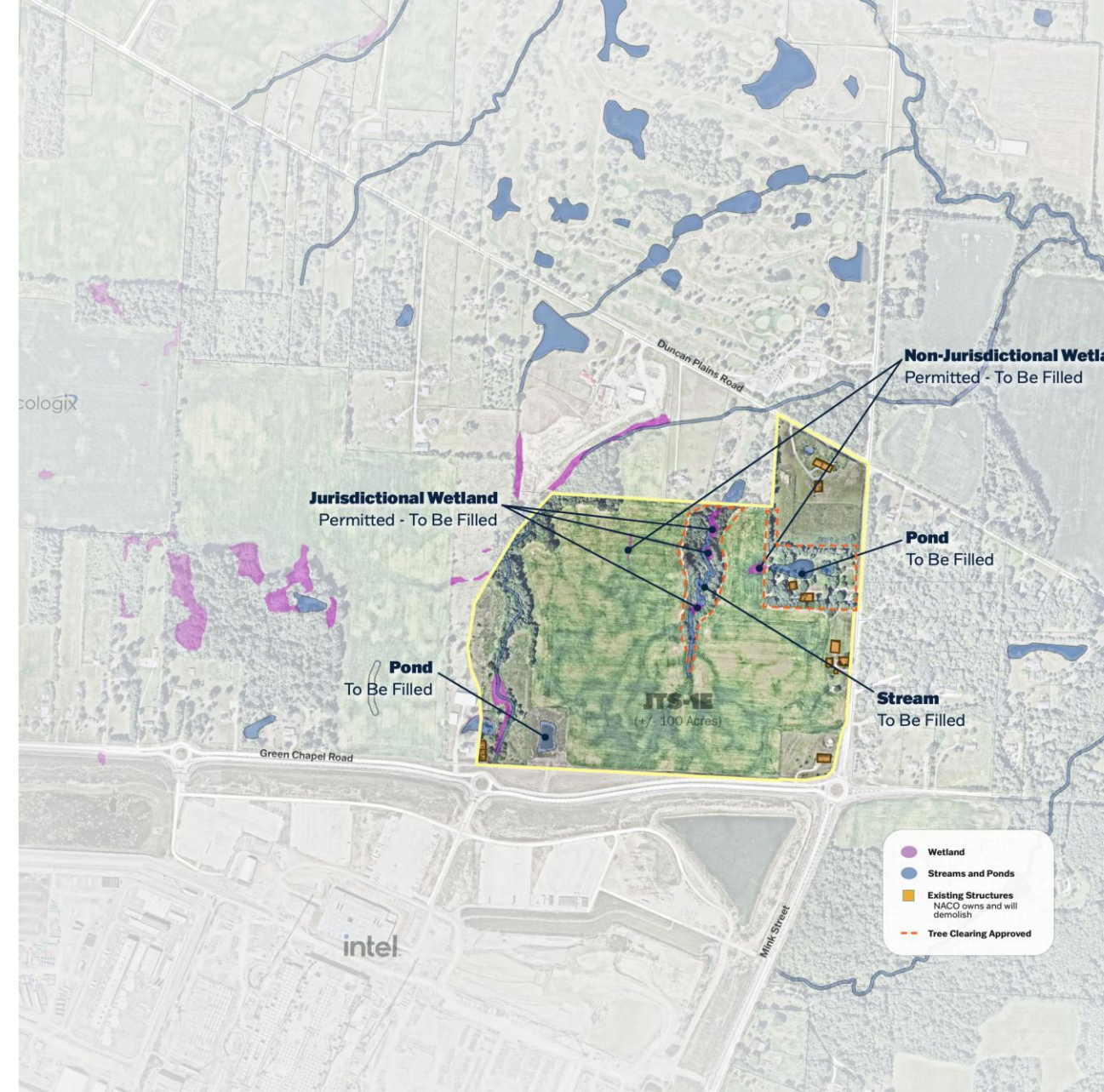


New Albany Business Park JTS-1E

Price: \$350,000/acre

Environmental Conditions

- **Phase 1** – Complete. No recognized environmental conditions identified.
- **Cultural Resources Survey** – Completed December 2025.
- **Endangered Species** – Bat mist survey completed and USFWS letter received. Year-round tree clearing permitted.
- **Wetlands** – Delineation complete. Jurisdictional determination in process. NACO will be responsible for wetland permitting and mitigation.



Leverage the One of the Nation's Dynamic Regions

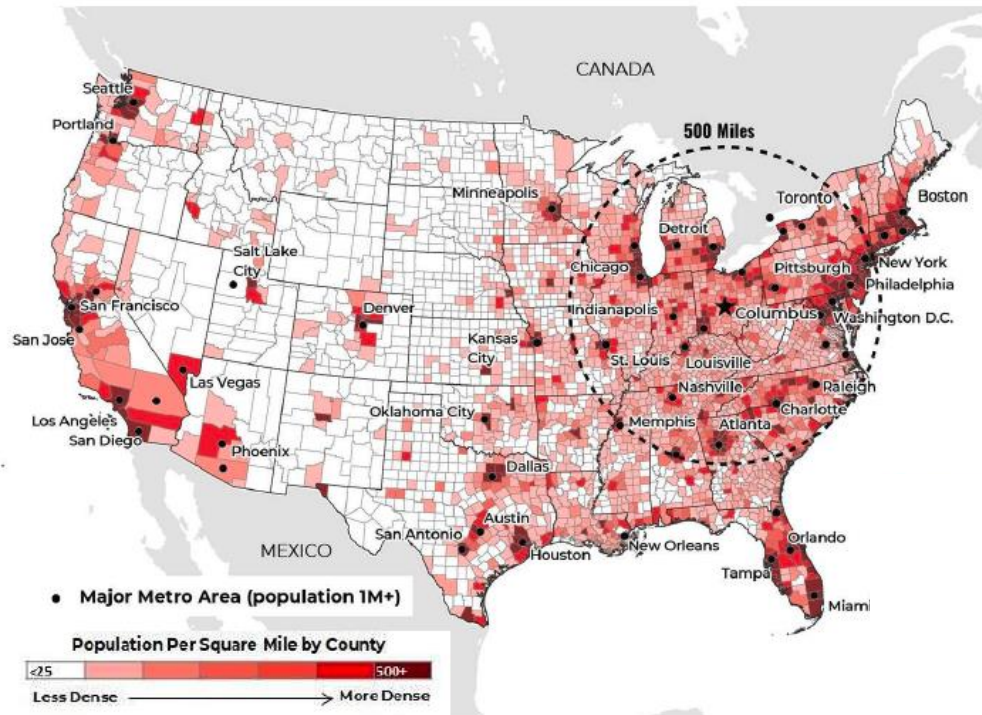
Columbus Region Quick Facts

- Population of 2.3 million
- Projected population growth to 3 million by 2050
- 16 Fortune 1,000 headquarters
- 22,000 annual college graduates
- Leading global research from The Ohio State University, Battelle Memorial Institute, Nationwide Children's Hospital, and the Transportation Research Center.
- Top-10 inland port and the nation's largest cargo-dedicated airport in Rickenbacker (LCK).



Global Market Access

The Columbus Region’s geographic location gives companies access to more of the U.S. population and employment base than any other major metro area.



METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	149,939,360	45%
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%

- The Columbus Region is within a day’s drive of 45% of the country’s population.
- John Glenn Columbus International Airport (CMH)—located just 15 minutes from New Albany—provides business travelers daily flights to major cities including New York, Chicago, Atlanta, and Washington, D.C.
- Rickenbacker International Airport, one of the world’s only cargo-dedicated airports, is located 10 miles south of Columbus to transport goods any place, any time.

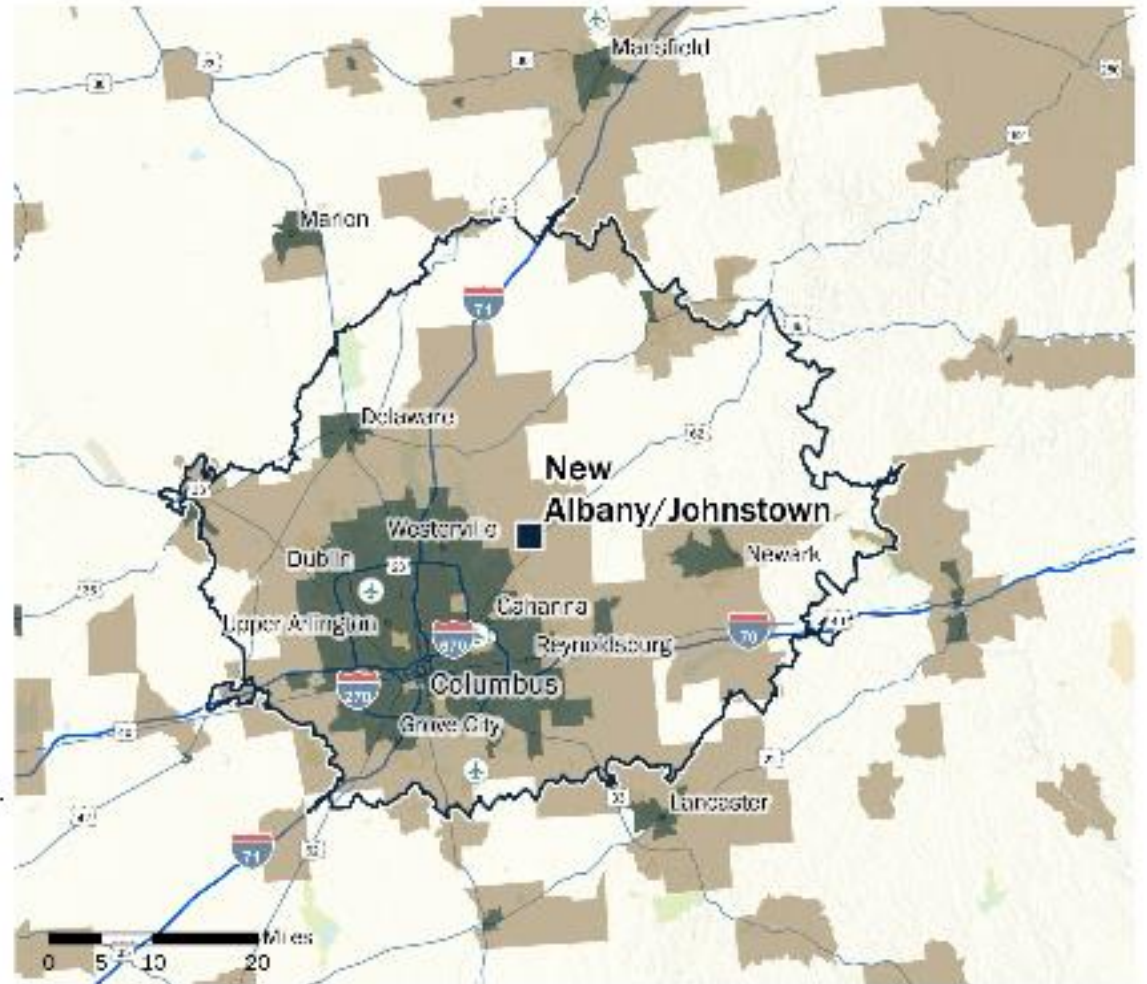
Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Logistics Management, 12/1/14, “Sweating the details at lululemon’s Ohio DC.”

Workforce & Demographics

THE NEW ALBANY COMPANY

Johnstown Site: Drive Time Analysis

	45 Minute Drive Time
Total Population	1,976,995
Total Labor Force	1,087,396
Population Employed in Blue Collar	340,480
Labor Force Participation Rate	69%
Unemployment Rate	3.4
Projected Population Growth Rate 2025-2030	0.66
Median Age	37
Median Household Income	\$82,319
Median Home Value	\$336,987
Diversity Index (higher = more diverse)	59
Pop. Age 25 +: No High School or Diploma	7%
Pop. Age 25 +: High School or GED	25%
Pop. Age 25 +: Some College / Associates	25%
Pop. Age 25 +: Bachelors	27%
Pop. Age 25 +: Graduate Degrees	17%
Population Employed in Production Occupations	43,243
Population Employed in Transportation & Material Moving	86,474
Population Employed in Business & Finance Operations	89,666



Thank You

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