

# **The New Albany Company**

**Business Park North (BPN) – Site 2**  
**New Albany, 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 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.

# 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

# City of New Albany

THE NEW ALBANY COMPANY

# Community Overview



+/- **11,000**

Residents

+40% increase in population  
between 2010 and 2020



+/- **26,000**

International  
Business Park  
Employees

40+ economic base employers



**Top 3%**

New Albany-Plain Local  
School District

of all public school districts  
within the state of Ohio. (#17)



THE NEW ALBANY COMPANY



# PLANNING FOUNDATIONS

Health & Wellness

Arts & Culture



Education

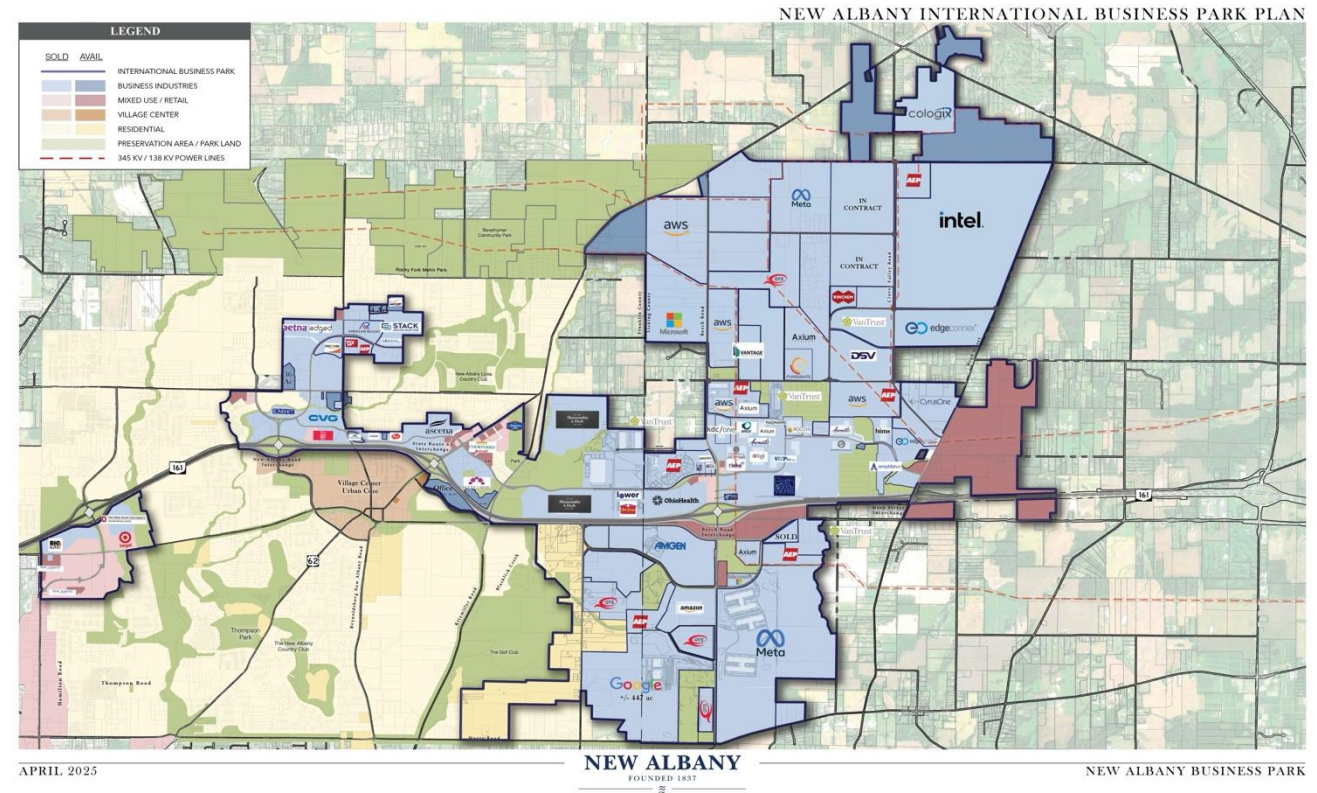
Sustainability



# 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 with over 20,000 employees.



# Industry Specialization

Specialized industry clusters within The New Albany International Business Park have attracted national and multinational enterprises seeking to grow in an environment conducive to innovation, cooperation, and commerce. These 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



# New Albany Permitting

## Flexibility to Enable Speed to Market

Permit Review Item	Duration	Additional Information
Engineering Initial Submission	14 days	Engineering submissions can be separated into different packages such as mass excavation or private site improvement plan to help advance construction schedules.
Engineering Response to Plan Review Resubmission	7 days	
Building Permit Initial Review	21 days	Building permit can be submitted in various packages such as footing and foundations, shell and core, and tenant finish. Each new package receives an initial permit review timeline.
Building Permit Response to Plan Review Resubmission	14 days	

*“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**

# Leverage the One of the Nation's Dynamic Regions

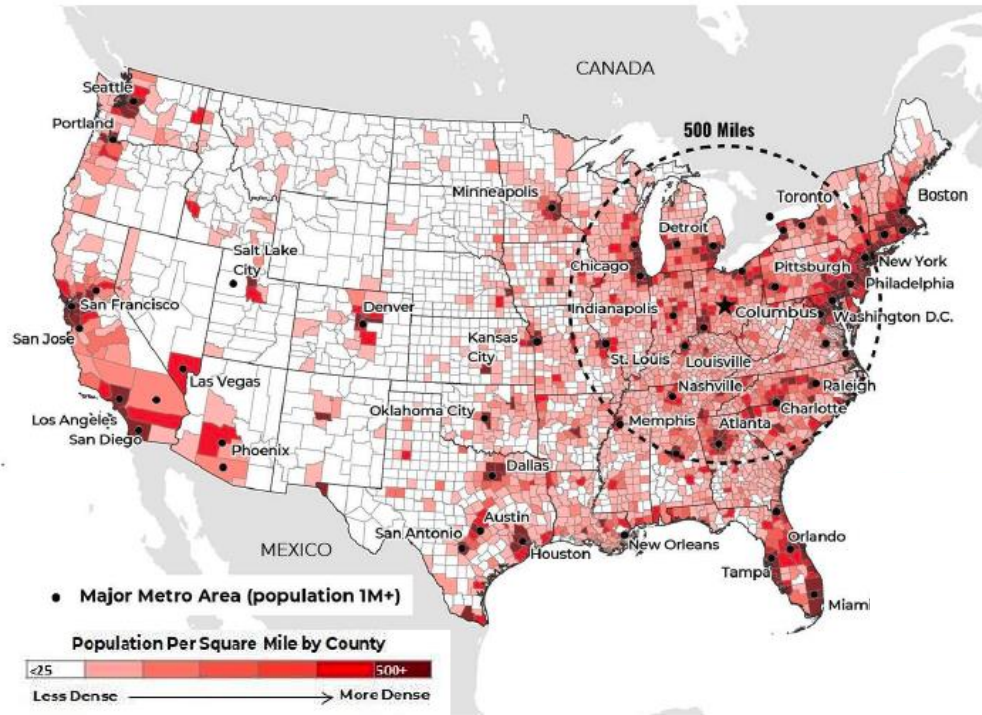
## Columbus Region Quick Facts

- 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
<b>Columbus</b>	<b>149,939,360</b>	<b>45%</b>
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.”

# **Business Park North (BPN), Site 2**

**New Albany, OH**



# 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

23

33

71

270

70

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70

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33

- Major Employers
- Education
- Infrastructure
- Travel Times

Detroit ~200 miles

Indianapolis ~170 miles

Cincinnati ~100 miles

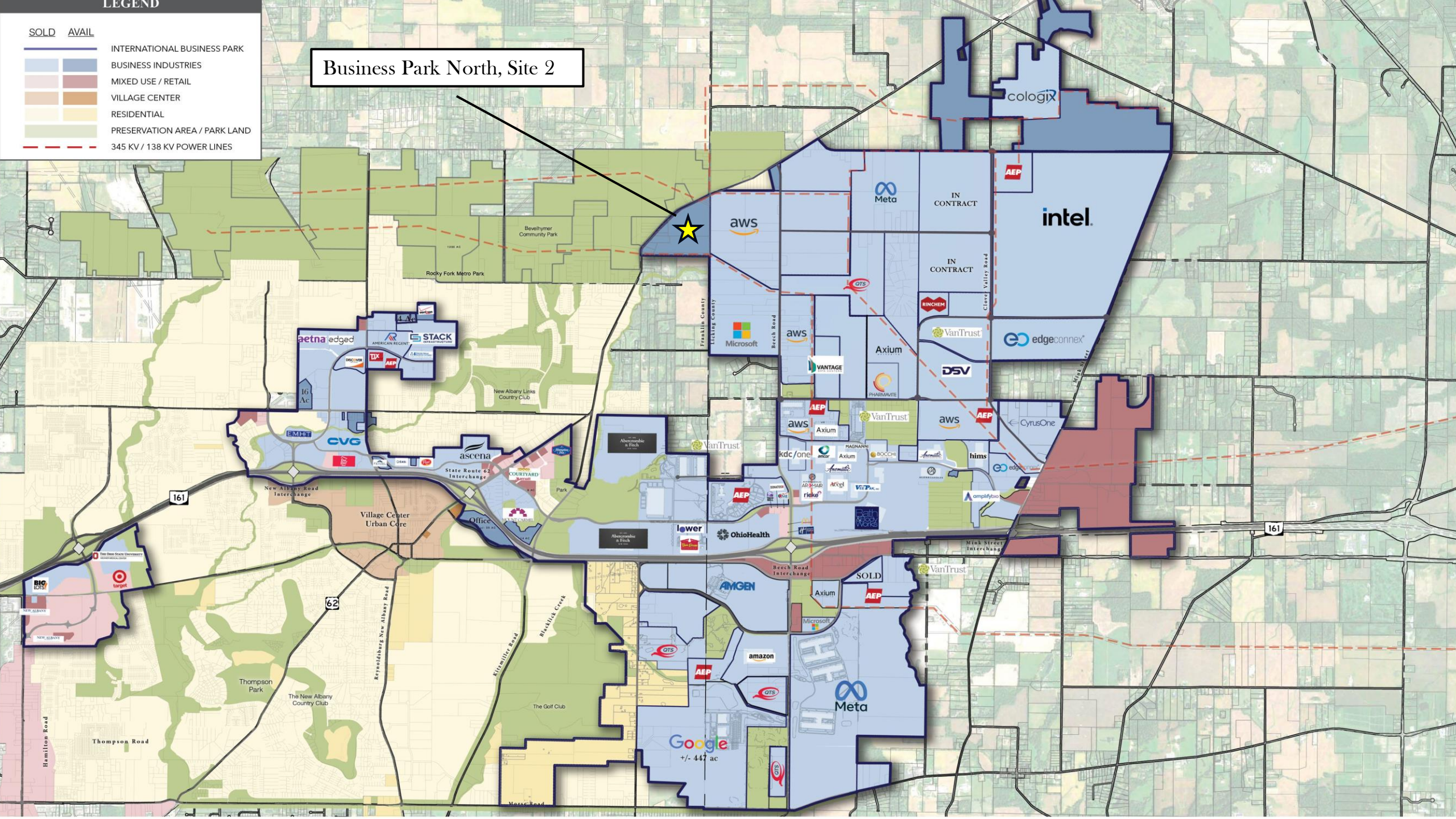
Pittsburgh ~180 miles

12 mins

Bath & Body Works

- SOLD
- AVAIL
- INTERNATIONAL BUSINESS PARK
- BUSINESS INDUSTRIES
- MIXED USE / RETAIL
- VILLAGE CENTER
- RESIDENTIAL
- PRESERVATION AREA / PARK LAND
- 345 KV / 138 KV POWER LINES

**Business Park North, Site 2**



cologix

intel.

aws

Meta

IN CONTRACT

IN CONTRACT

Microsoft

aws

Axiom

VanTrust

edgeconnex

aetna

edged

STACK

AMERICAN REGENT

DISCOVER

TDX

APF

CVG

ascena

VanTrust

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**BPN-2**  
(+/- 98 Acres)

62

Tippet Road



Beech Road

— Site Boundary

62

Walnut Street

FRANKLIN  
LICKING

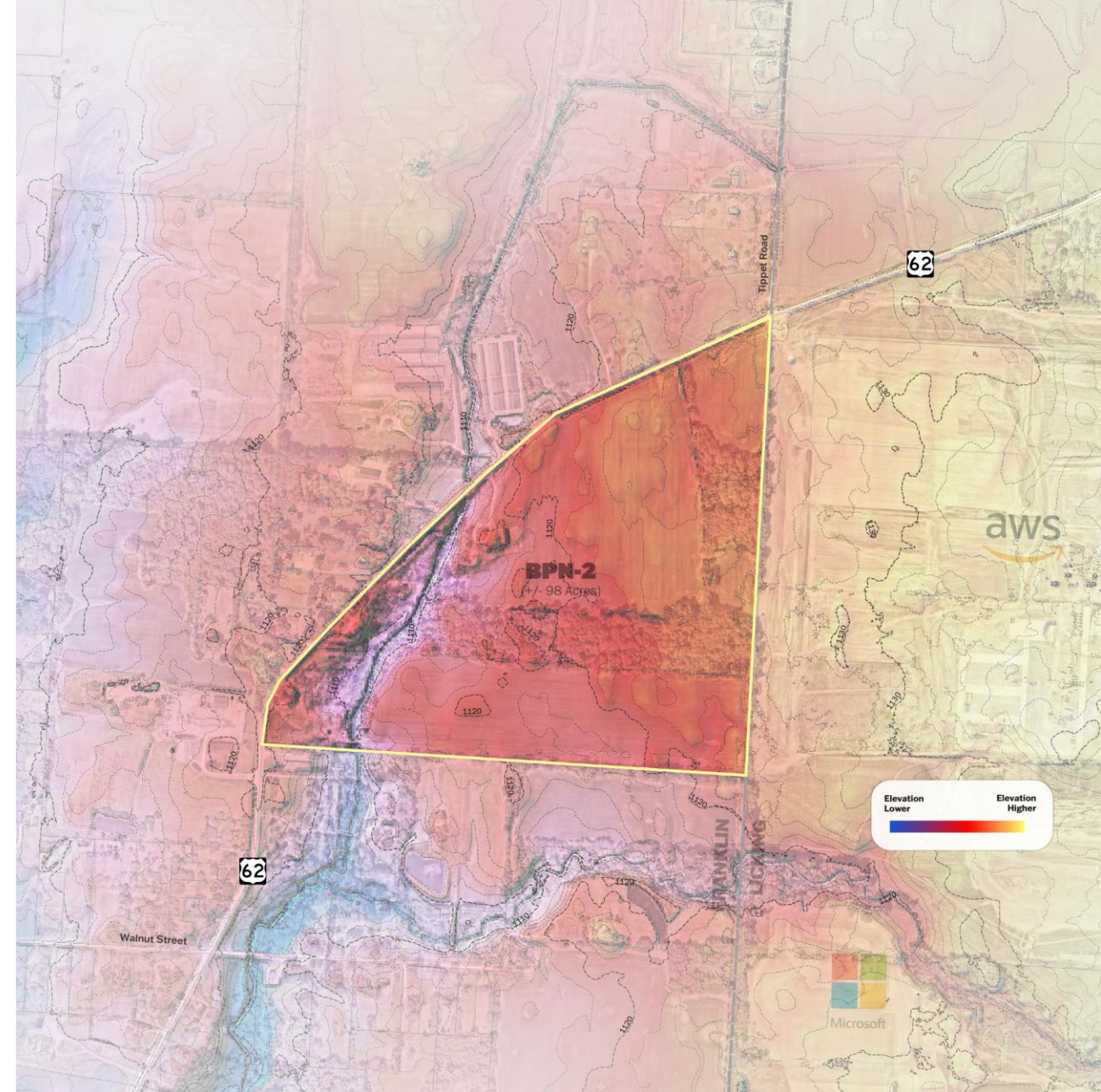


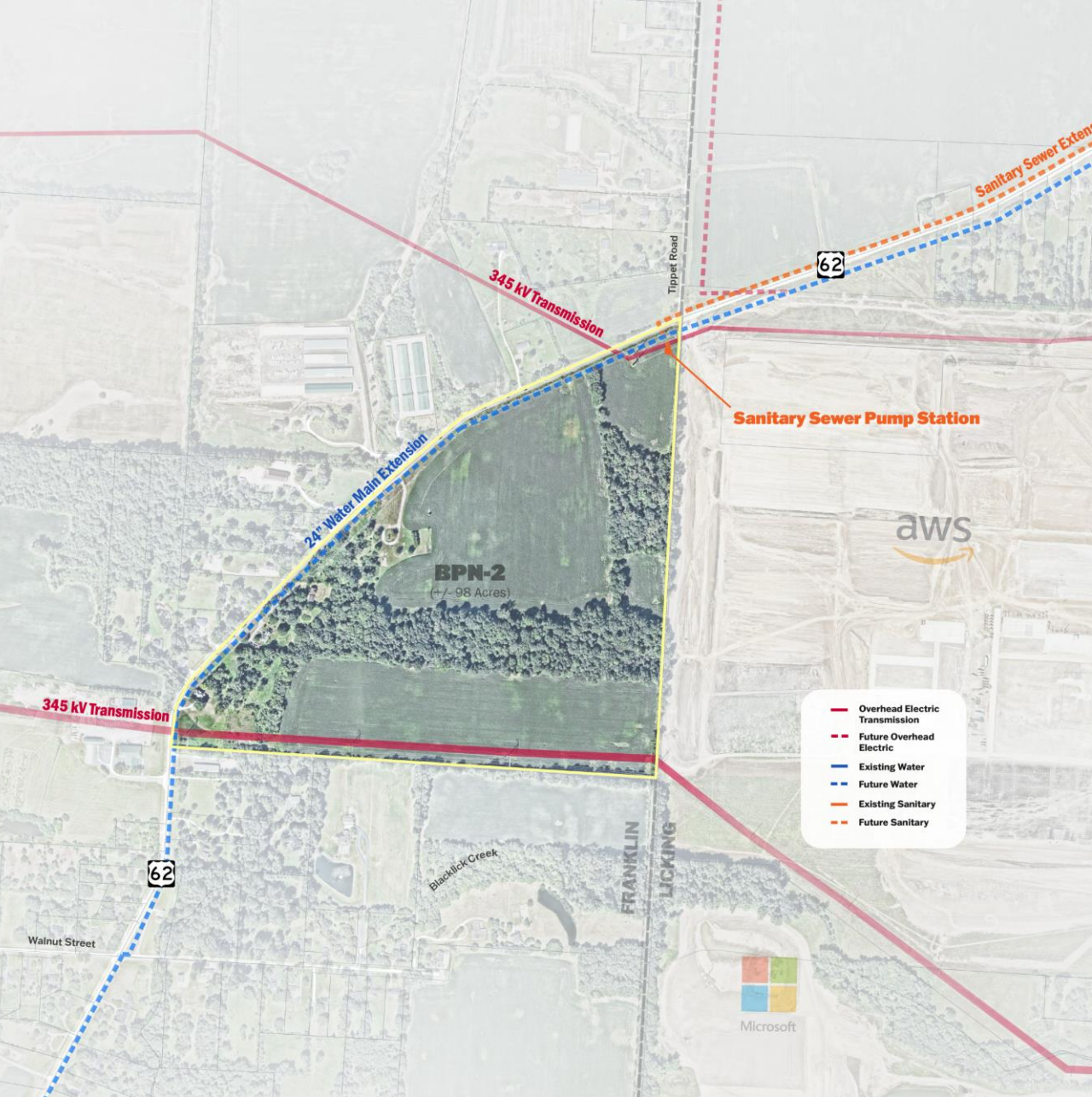
# New Albany Business Park BPN-2

Price: \$350,000/acre

## Existing Conditions

- **Size:** 98.86 acres
- **Location:** City of New Albany
- **Zoning:** The Site was annexed into the City of New Albany and zoned Limited General Employment (L-GE) on 2/6/2026.
  - In a LGE zoning district all subsequent permit reviews are performed administratively by city staff
  - **Permitted Uses:** Manufacturing & Production, Warehousing & Distribution, Research & Production, General Office Activities
  - **Lot Coverage:** Maximum of 75%
  - **Additional Requirements:** Landscaping standards internal to the site, streetscape landscape standards, lighting, mounding requirements, and other architectural requirements.





# New Albany Business Park BPN-2

Price: \$350,000/acre

## Utilities

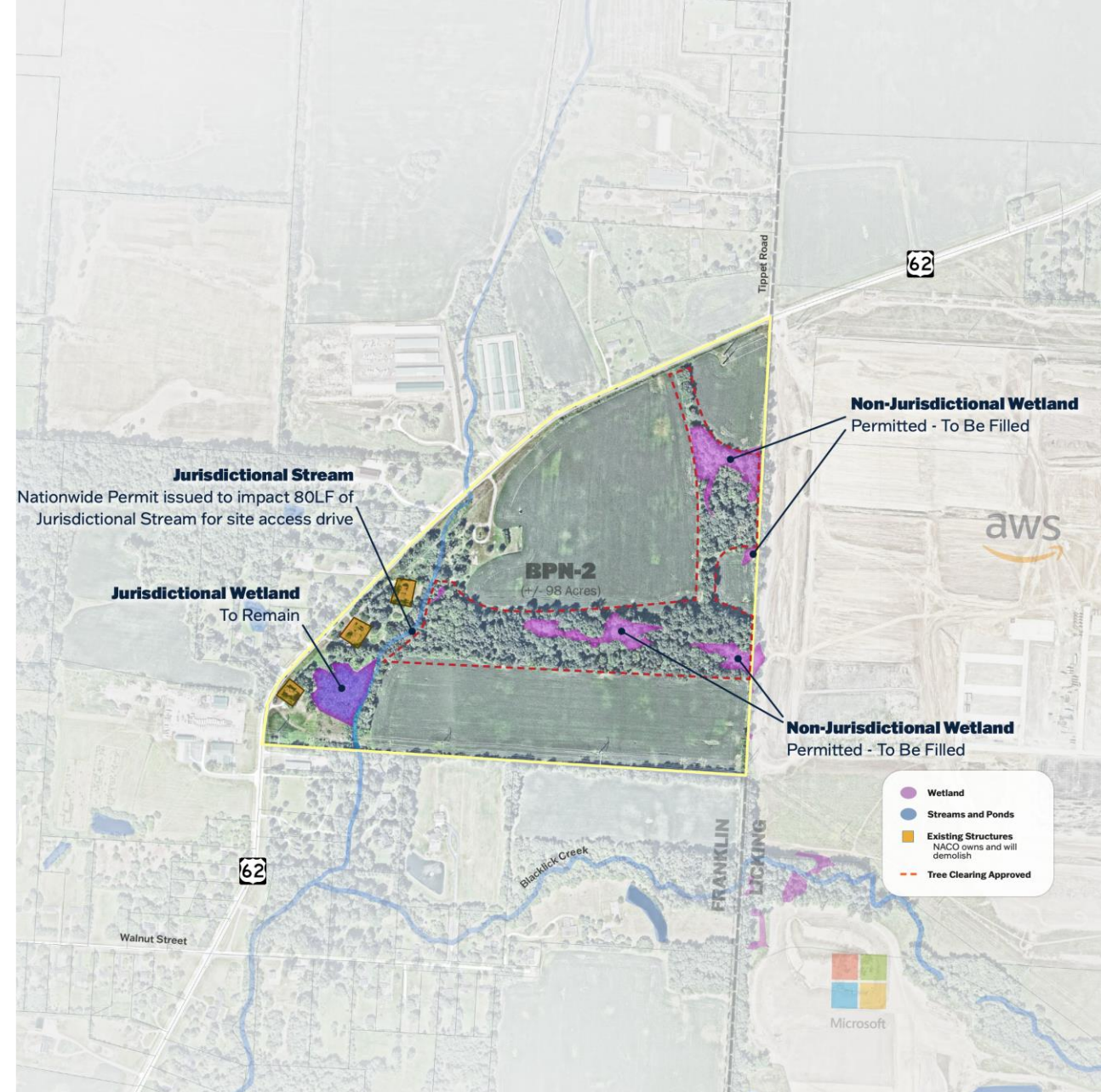
- **Power:** Served by AEP Ohio. Line Voltage: 34.5kV along U.S. 62.
- **Gas:** 12” line served by Columbia Gas of Ohio.
- **Water:** 24” line to be extended by the City of New Albany
- **Wastewater:** 36” line to be extended by City of New Albany

# New Albany Business Park BPN-2

Price: \$350,000/acre

## Environmental

- **Wetlands**
  - Delineation approved 2022.
  - Nationwide permit issued authorizing 80 LF impact to stream 2 for entrance drive. Permit valid until 03/14/2026.
- **Phase 1** – Complete. No further action necessary.
- **Endangered Species** – Complete. Tree clearing occurring now.
- **Existing Structures** – NACO owns and is responsible for demolishing existing structures on property.



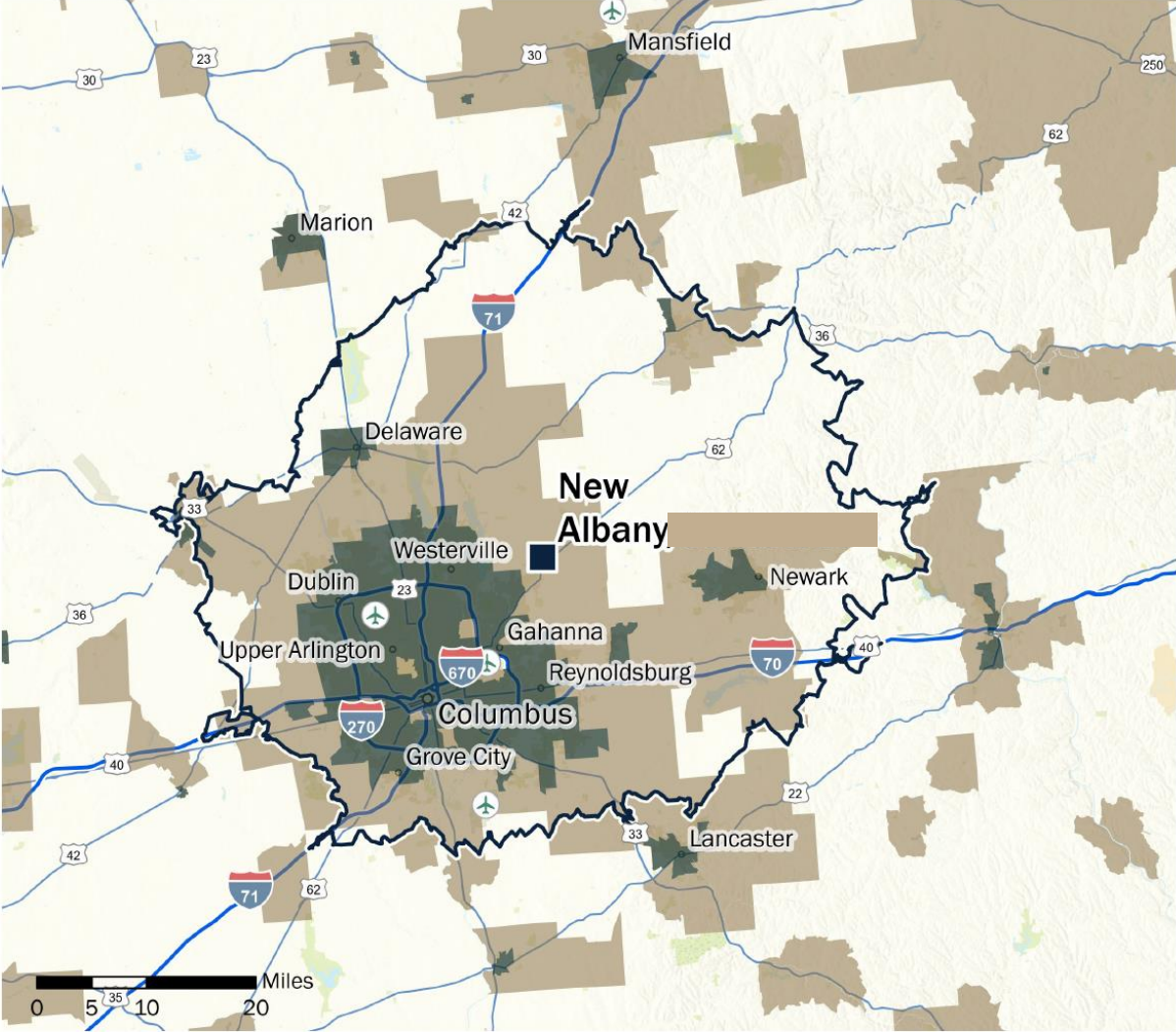
*“What is fascinating about the business park is that it’s an office park, a mixed-use park and a manufacturing and innovation center. The success of the park has been fantastic, probably unforeseen in size and scale across the United States. It’s an incredible asset when we are selling the entire region around the world.”*

*- Kenny McDonald, President and CEO, Columbus Partnership*

# Workforce & Demographics

THE NEW ALBANY COMPANY

	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

**Matt McQuade**  
**Managing Director, Economic and Business Development**  
**(614) 270-6750**  
**[MMcQuade@newalbanycompany.com](mailto:MMcQuade@newalbanycompany.com)**

**Justin Bickle**  
**Director, Economic and Business Development**  
**(614) 980-5163**  
**[Jbickle@newalbanycompany.com](mailto:Jbickle@newalbanycompany.com)**