



THE NEW ALBANY COMPANY

The Marysville East
Business Park

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REDEFINING REAL ESTATE DEVELOPMENT

The New Albany Company (NACO) is one of the nation’s premier developers, known for its strategic vision, unparalleled execution, and commitment to excellence. We assemble and prepare land for development. Our approach minimizes risk, eliminates development complexity, and creates lasting value for end users.

NACO’S DETAILED APPROACH TO DEVELOPMENT INCLUDES:

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

MINIMIZED SITE SELECTION RISK

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

THE NEW ALBANY COMPANY

THE MARYSVILLE EAST BUSINESS PARK

THE MARYSVILLE EAST BUSINESS PARK

In 2023, NACO made the strategic decision to create a business and technology park in one of Ohio’s most vibrant manufacturing communities.

Located in the Midwest’s fastest-growing metro area, Marysville is a proven manufacturing community located just forty minutes from downtown Columbus and home to world leading innovators like Honda of America and Scotts Miracle-Gro.

In partnership with the City of Marysville, the New Albany Company has assembled and prepared more than 1,600-acres for industrial development along U.S. 33 that is ready to support your businesses growth objectives.

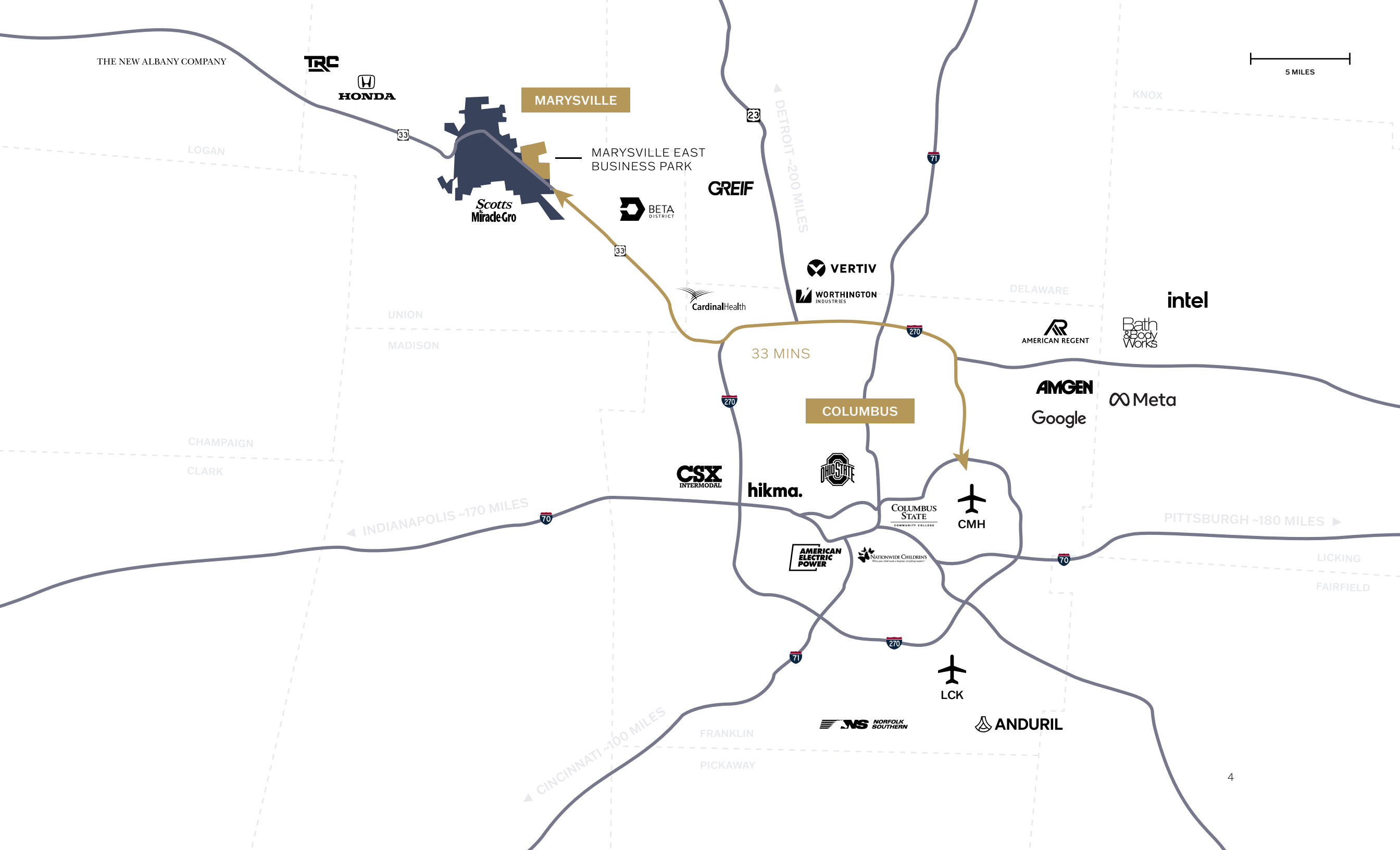
MAXIMIZE
LONG-TERM VALUE

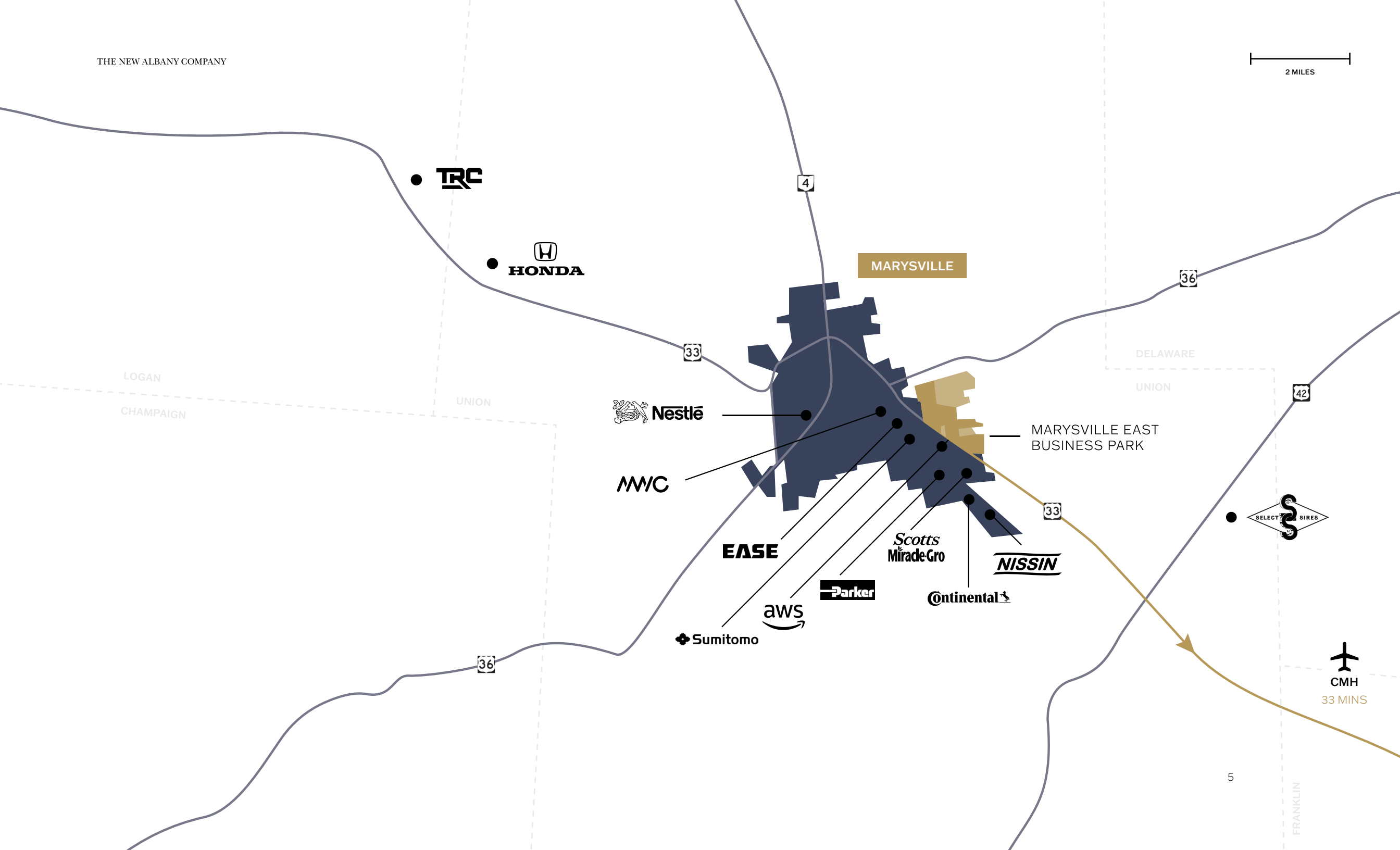
INCREASE
SPEED TO MARKET

MINIMIZE
UNCERTAINTY AND RISK

ACRES AVAILABLE FOR DEVELOPMENT

895





• **TRC**

• **HONDA**

MARYSVILLE

36

33

DELAWARE

UNION

Nestle

**MARYSVILLE EAST
BUSINESS PARK**

MMIC

EASE

*Scotts
Miracle-Gro*

NISSIN

Parker

Continental

aws

Sumitomo

SELECTED SITES

CMH
33 MINS

THE MARYSVILLE EAST BUSINESS PARK

895 acres zoned for advanced
manufacturing and ready for development.



ZONED

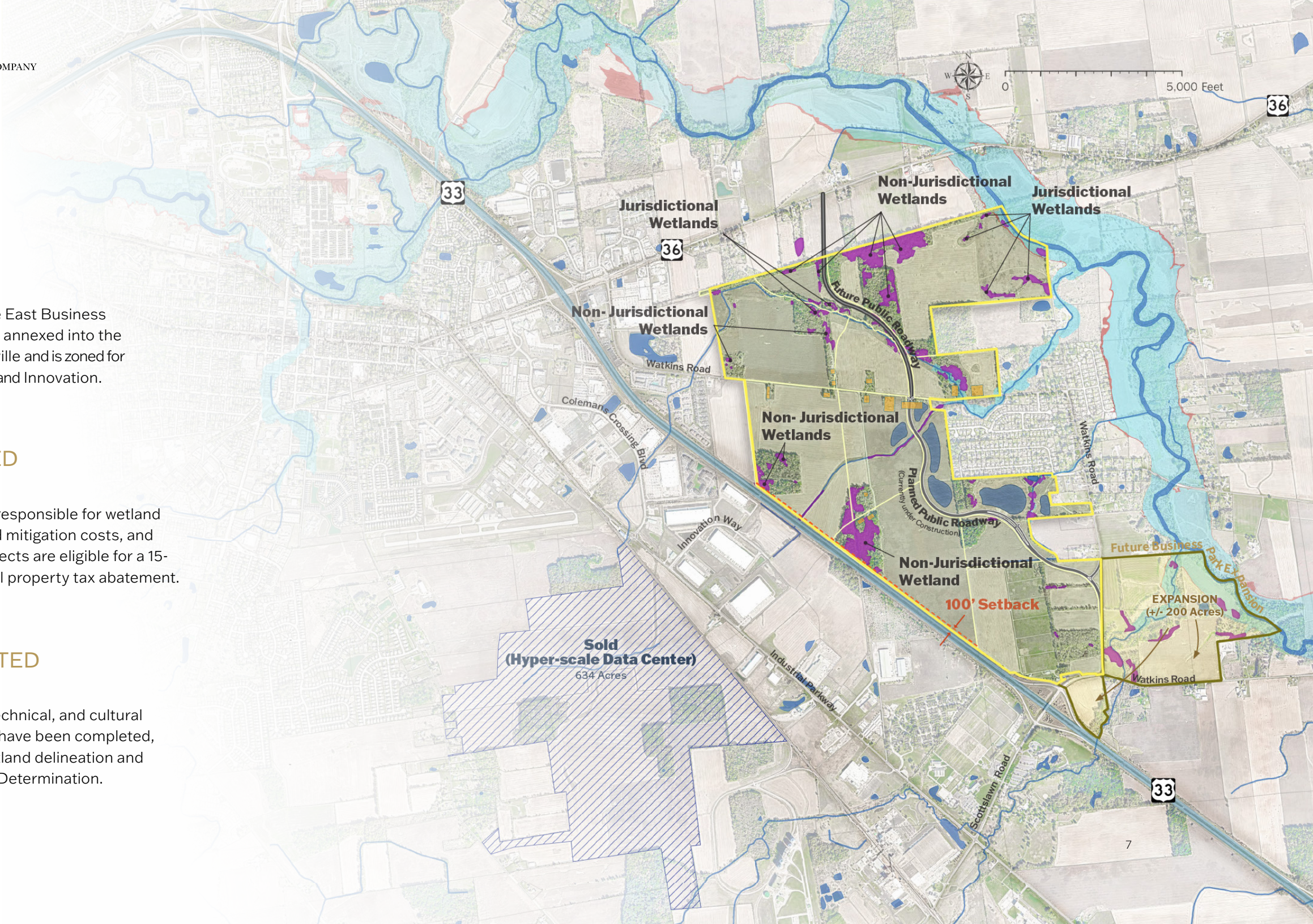
The Marysville East Business Park has been annexed into the City of Marysville and is zoned for Manufacturing and Innovation.

MITIGATED

NACO will be responsible for wetland permitting and mitigation costs, and qualifying projects are eligible for a 15-year, 100% real property tax abatement.

COMPLETED

Phase 1, geotechnical, and cultural assessments have been completed, along with wetland delineation and Jurisdictional Determination.



POWER

69kV and 138kV transmission lines on-site

3-4MW available today off distribution circuit

15MW expansion planned for existing substation

New regional substation being planned to further expand capacity

WATER

Treatment capacity of 7.5MGD with the ability to expand to 9MGD

Excess water treatment capacity is ~2.0MGD

Developer will complete last mile water line extension at no cost to the end user

NATURAL GAS

4" URE line on site

Columbia Gas planning major natural gas improvements to expand capacity in the area

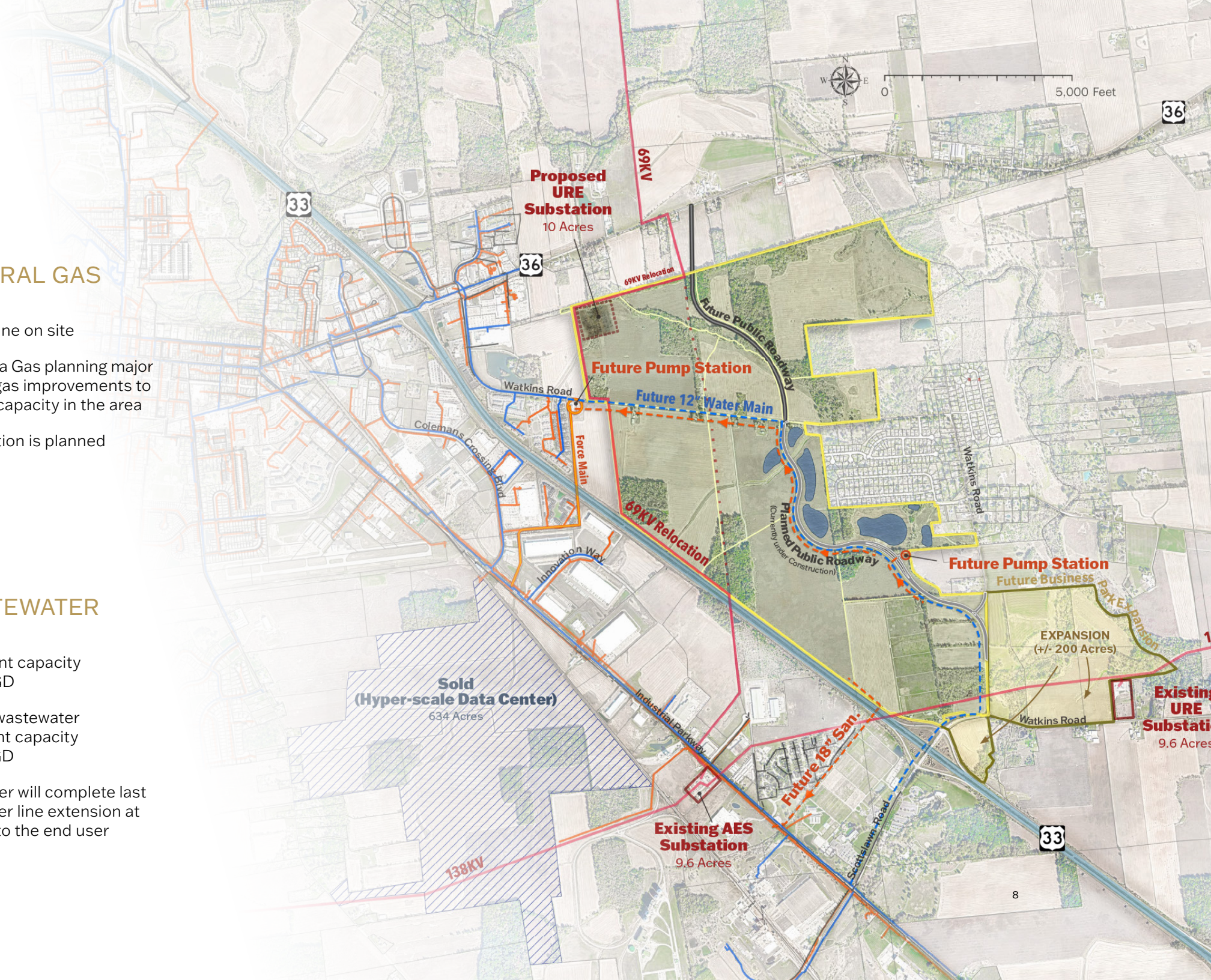
Completion is planned for 2028

WASTEWATER

Treatment capacity of 7.5MGD

Excess wastewater treatment capacity is 2.5MGD

Developer will complete last mile water line extension at no cost to the end user



MARYSVILLE EAST AT FULL BUILD-OUT*

US 33 Interchange

36

33



0 5,000 Feet

36

Watkins Road

Colemans Crossing Blvd

Innovation Way

Industrial Parkway

Scottslawn Road

Watkins Road

Future Business Park Expansion

US 33 Interchange

33

Sold
(Hyper-scale Data Center)
634 Acres

Site F
(+/- 120 Acres)

Site G
(+/- 45 Acres)

Site I
(+/- 40 Acres)

Landscape Mound

Site E
(+/- 130 Acres)

Site D
(+/- 80 Acres)

Site C
(+/- 120 Acres)

Site B
(+/- 30 Acres)

Site A
(+/- 140 Acres)

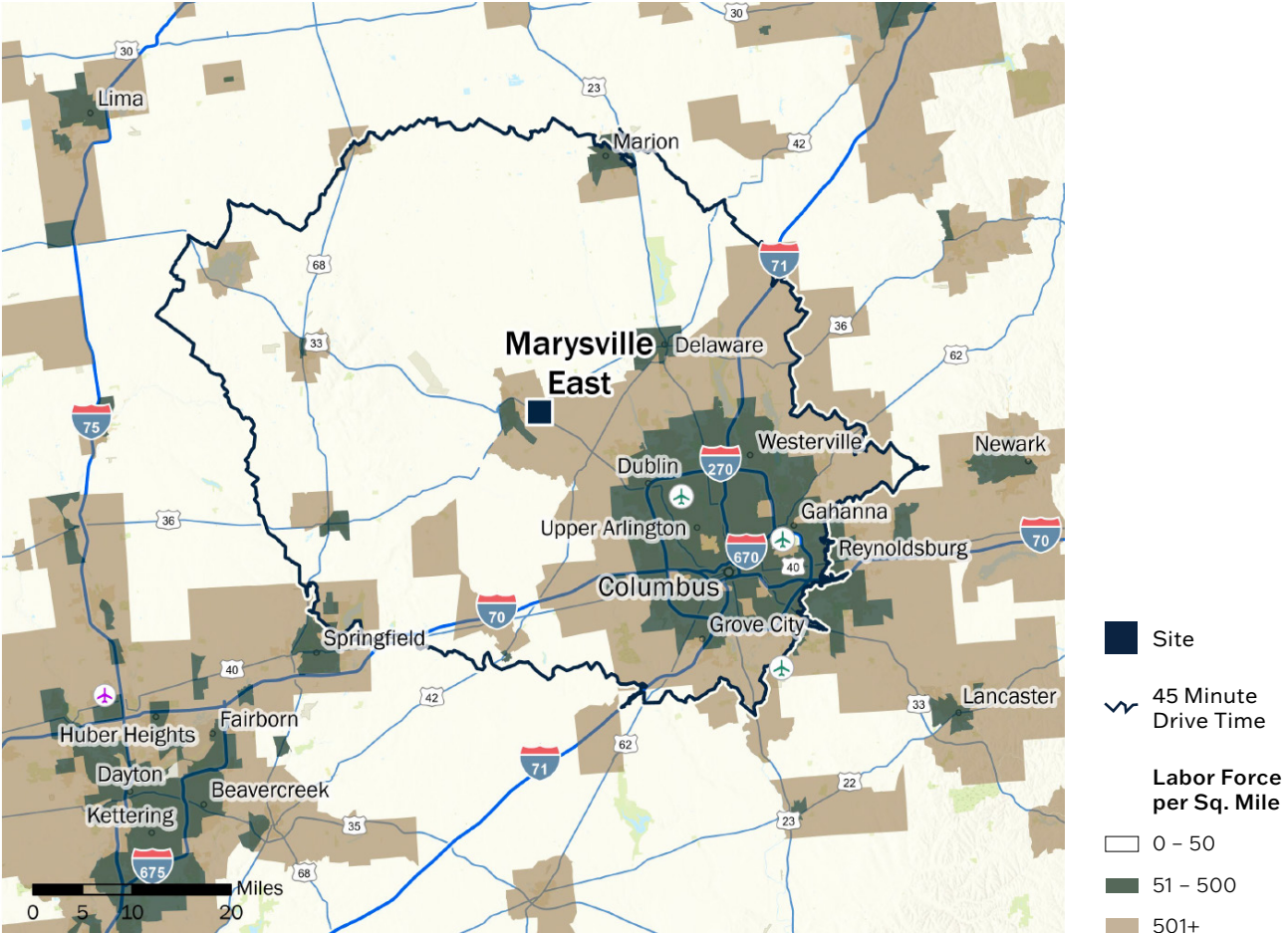
Site H
(+/- 190 Acres)

EXPANSION
(+/- 200 Acres)

*Hypothetical Scenario

WORKFORCE & DEMOGRAPHICS

	45 Minute Drive Time
Total Population	1,739,310
Total Labor Force	954,417
Population Employed in Blue Collar	298,228
Labor Force Participation Rate	68%
Unemployment Rate	3.4
Projected Population Growth Rate 2025-2030	0.66
Median Age	37
Median Household Income	\$81,086
Median Home Value	\$332,688
Diversity Index (higher = more diverse)	58
Pop. Age 25 +: No High School or Diploma	7%
Pop. Age 25 +: High School or GED	25%
Pop. Age 25 +: Some College / Associates	24%
Pop. Age 25 +: Bachelors	27%
Pop. Age 25 +: Graduate Degrees	18%
Population Employed in Production Occupations	41,788
Population Employed in Transportation & Material Moving	74,959
Population Employed in Business & Finance Operations	77,903



MARYSVILLE, A LOCATION WHERE BUSINESS THRIVES

MARYSVILLE

#5

RANKED CITY FOR
POPULATION GROWTH

29k

POPULATION OF
MARYSVILLE

40

MINUTES FROM
DOWNTOWN COLUMBUS

UNION COUNTY

#1

RANKED COUNTY FOR
POPULATION GROWTH

72k

POPULATION OF
UNION COUNTY

MAJOR EMPLOYERS



North American
Manufacturing and
R&D headquarters



Manufacturing and
corporate headquarters



Largest independent
automotive proving
grounds in the nation



North American
Development Center



Leading innovation
ecosystems for smart
and connected mobility
applications.

THE NEW ALBANY COMPANY



THE BETA DISTRICT & U.S. 33 SMART MOBILITY CORRIDOR

The Marysville East Business Park is located within the Beta District, which is a dynamic testing grounds for connected vehicle technology anchored by Honda of America, the Transportation Research Center, and over 65 other automotive companies.

US33 SMART CORRIDOR

The 33 Smart Corridor is a 35-mile highway test corridor between Dublin, Marysville, and East Liberty.

FIBER OPTIC NETWORK

It includes a 39-mile, 432-strand redundant fiber optic network along US-33 and Industrial Parkway, 62 roadside units, and upgrades to 32 traffic signals in Marysville and Dublin.

SMART CENTER

The State of Ohio and The Ohio State University invested \$45 million for expansion of the Transportation Research Center to include a 540-acre SMART (Smart Mobility Advanced Research and Test) Center.

The SMART Center is designed to test new technologies and highly automated vehicles in a closed, safe, and secure environment before the vehicles are deployed on public highways.

COMPANIES OPERATING IN THE BETA DISTRICT INCLUDE:

Advanced Technology Products
Auto Technic Americas (ATA)
AutoTool
CEVA Logistics
Cetitec USA
Clarion USA
Cresttek
DENSO International America
Denyo North America
Ease Logistics
G-NAC
Goken America
Great Lakes Assembly
Hidaka USA
Hitachi Auto Systems
Honda East Liberty Plant
Honda Heritage Ctr.
Honda International Parts
Honda Lock
Honda Logistics
Honda North America Int.
Honda North America Performance Mfg. Ctr.

Honda of America Mfg.
Honda R&D
Honda Trading America
Honda Transmission
Keihin North America
KNB Tools
Komyo America
KTH Parts Industries
L&T Technology Svcs
Link Brake Testing
MAI Manufacturing
Midwest Express
Moriroku Technology North America
M-Tek
NB Coatings
Neaton Auto Products
NEX Transport
NHTSA Vehicle Research Test Ctr.
Nissin R&D USA
Nissin Transport
NKP Industries
Ohio Laser

One World Logistics
Panasonic Automotive Systems
Parker Hannifin
Penske Trucking
Precision Tools
Quality Assistance
Quantum Technologies
Ryan Logistics
Star Leasing
Sumitomo EWS
Sutphen Corporation
OSU Center for Automotive Research
TotalSim
Transtron America
Transportation Research Ctr.
UCO
Valeo
Velocys
Weastec
Wind River Systems
XPO Logistics
Yaskawa Electric

THE COLUMBUS REGION

LEVERAGE THE ASSETS OF ONE OF THE NATION’S MOST DYNAMIC REGIONS

The Columbus Region’s growth over the last decade has been rapid and shows no signs of stopping.

The Columbus metro alone experienced a population growth rate of more than 12% between 2010 and 2020 (substantially higher than the 2.1% average for the rest of the Midwest).

The Region is ranked Top 10 large metro in the U.S. for the concentration of young professionals. And with

leading universities and top-ranked liberal arts colleges, the Columbus Region boasts one of the highest concentrations of college students in the U.S.

Leading global research from The Ohio State University, Battelle Memorial Institute, Nationwide Children’s Hospital, and Transportation Research Center drive

innovation. The region is also home to a top-10 inland port and the nation’s largest cargo-dedicated airport at Rickenbacker International Airport (LCK).

Core industries include Automotive and Mobility, Fashion & Retail, Insurance & Insurtech, Semiconductors, Food & Beverage, Finance & Fintech, Life Sciences

16

FORTUNE
1,000 HQ’S

1.2M

WORKFORCE

22k

ANNUAL COLLEGE
GRADUATES

12%

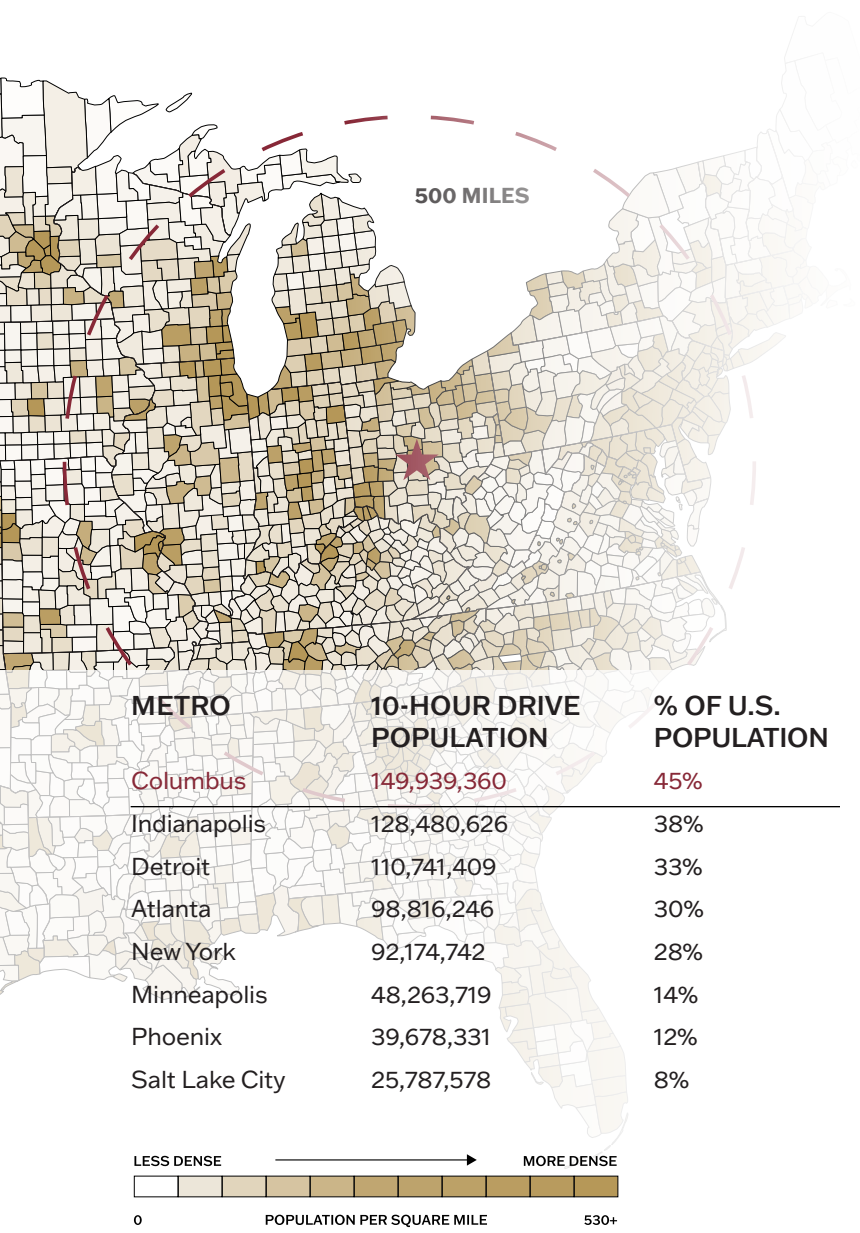
GROWTH RATE

2.3M

POPULATION

3M

POPULATION
BY 2050



MARKET ACCESS

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

The Columbus Region is within a day’s drive of 45% of the country’s population and 48% of its headquarters operations, making it one of the most strategically connected business locations in the United States.

For business travelers, John Glenn Columbus International Airport (CMH) is just 40 minutes from Marysville and offers daily flights to major cities including New York, Chicago, Atlanta, and Washington, D.C.

For moving goods, Rickenbacker International Airport—one of the world’s only cargo-dedicated airports sits 10 miles south of Columbus, providing reliable freight access to anywhere, at any time.

1.2M

LABOR
FORCE

up 5% from 2020

24min

AVERAGE
COMMUTE

U.S. Avg. = 27min

\$31

AVG. HOURLY
EARNINGS

U.S. Avg. = \$33

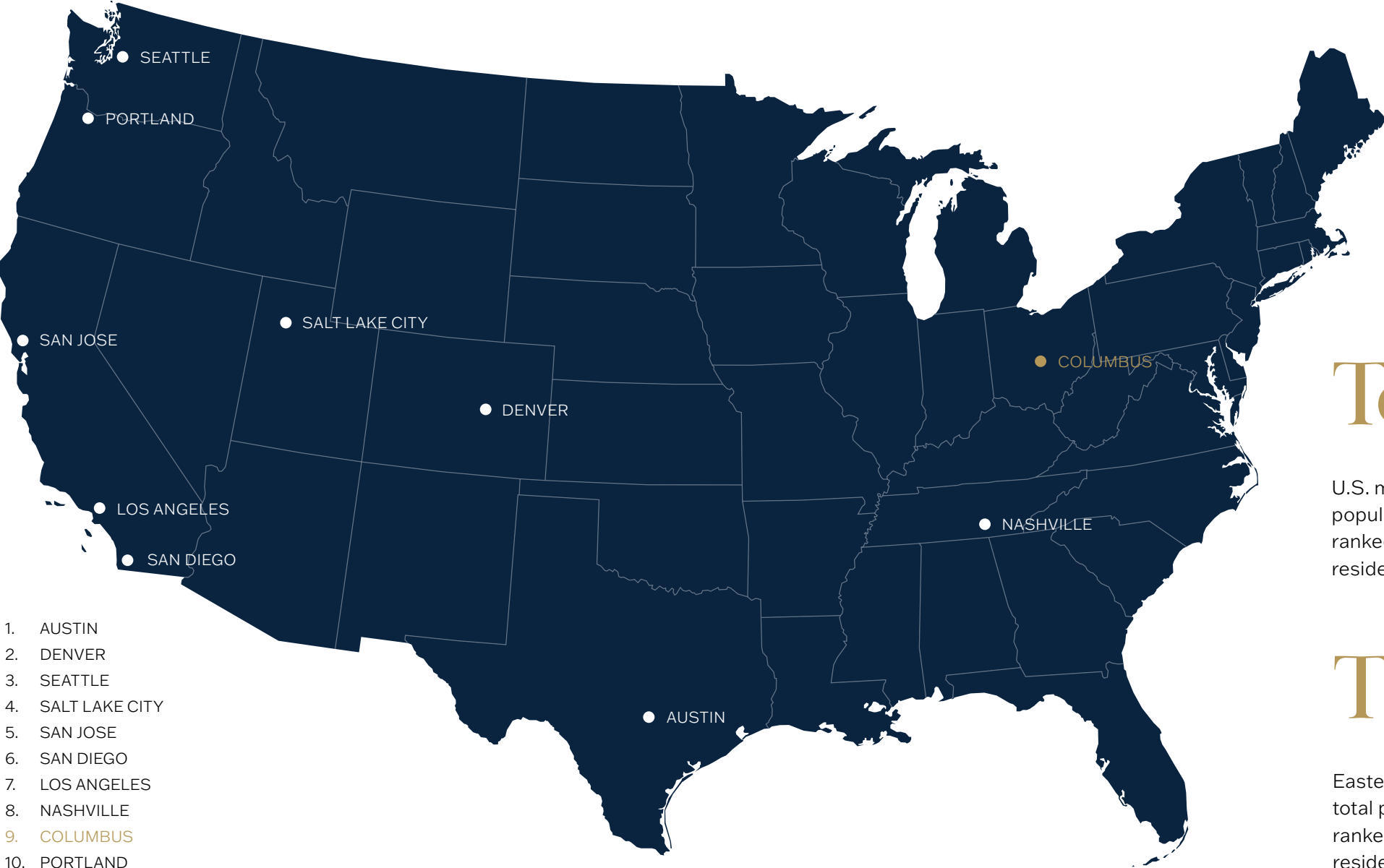
22k+

ANNUAL
GRADUATES

15k+ from OSU

208k

ANNUAL GRADUATES
WITHIN 200 MILES



Top 10

U.S. metros with a total population over 1 million, ranked by concentration of residents ages 25-34

Top 2

Eastern U.S. metros with a total population over 1 million, ranked by concentration of residents ages 25-34

TOP ACADEMIC INSTITUTIONS

FOUR YEAR COLLEGES



67k TOTAL ENROLLMENT

No. 6 FOR INDUSTRY-SPONSORED RESEARCH

Kenyon College



Capital University



DENISON



40+

COLLEGE
CAMPUSES

129k+

STUDENTS
ENROLLED

22k+

ANNUAL
GRADUATES

CAREER/TECHNICAL



28k TOTAL ENROLLMENT



Marion Tech



K-12 TALENT PIPELINE

COLUMBUS REGION K-12 EDUCATION

67

PUBLIC SCHOOL DISTRICTS

enroll 314,648 students

66k

STUDENTS ENROLLED

in community and private schools

24k

ANNUAL HIGH SCHOOL GRADUATES

94%

GRADUATION RATE

in 4-year high school programs

56%

COLLEGE ENROLLMENT

within 2 years of finishing high school

RANKINGS

12

U.S. TOP 1,000

Public High Schools

5

U.S. TOP 500

College prep schools

6

U.S. TOP 500

Public K-12 districts



The nation's first-ever statewide network for STEM education.

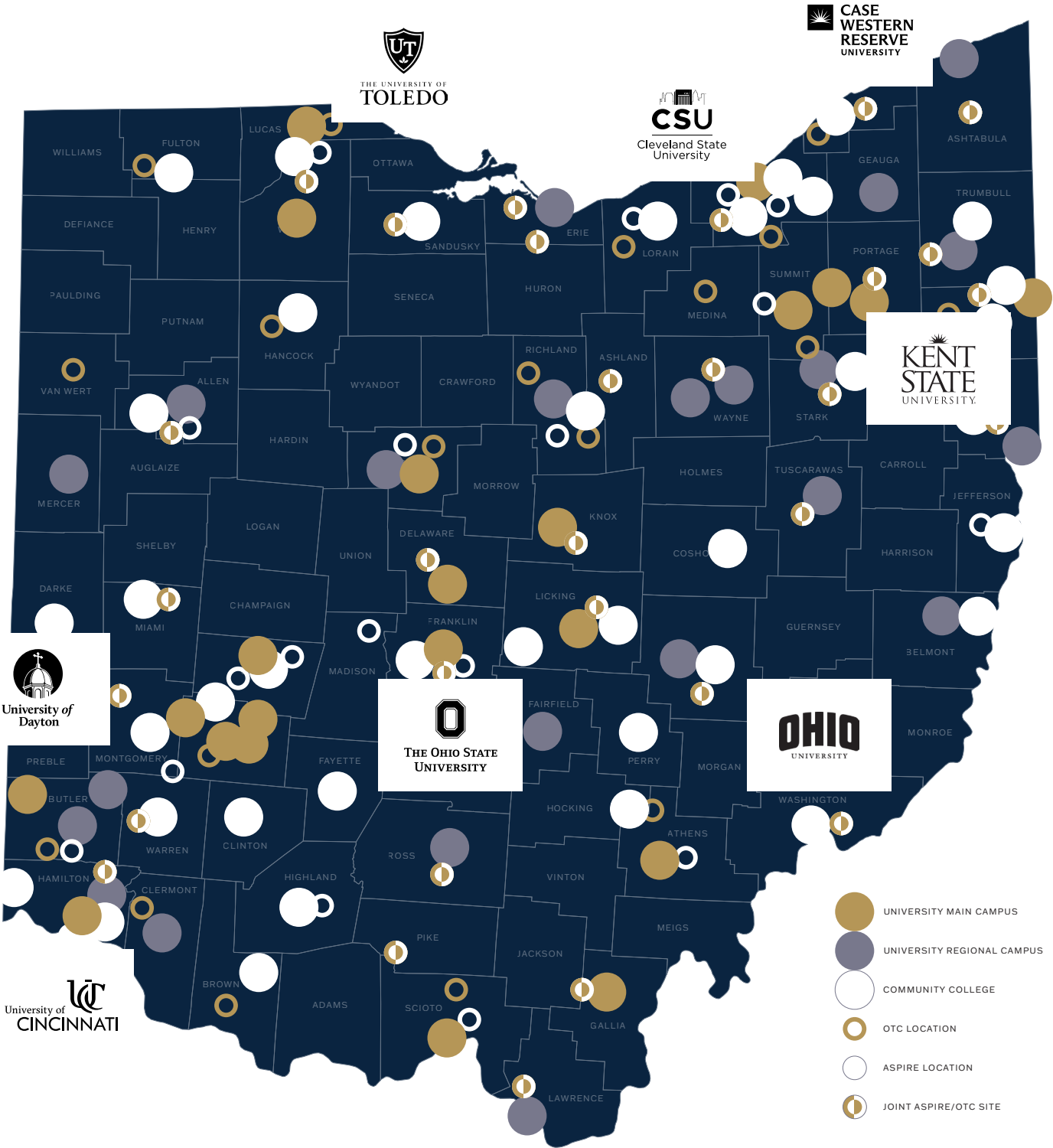
Today the network consists of 56 STEM designated schools that reach over 60,000 students. The STEM school model pairs career preparation with innovative teaching, college credits, credentials and local business needs.

The Columbus Region has 9 STEM designated schools

ROBUST HIGHER EDUCATION SYSTEM

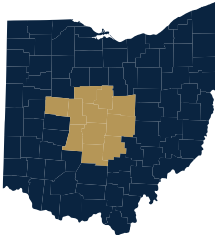
Ohio is home to more than 170 higher education institutions, including five R1 Carnegie Research Institutions:

- Ohio University
- Kent State University
- University of Cincinnati
- The Ohio State University
- Case Western Reserve University



ENGINEERING GRADUATES

No5 AMONG
U.S. METROS
for engineering
graduates within
200 miles



ENGINEERING DEGREE	COLUMBUS REGION			OHIO			200 MILES		
	ASSOC.	BACHELOR	MASTER / PHD	ASSOC.	BACHELOR	MASTER / PHD	ASSOC.	BACHELOR	MASTER/PHD
Chemical	—	187	30	—	678	101	—	1,232	317
Computer	—	417	95	—	798	237	3	1,801	598
Electrical	—	244	114	—	619	298	—	1,906	587
Materials	—	30	37	—	46	80	—	202	219
Mechanical	—	312	49	15	1,444	265	17	4,277	825
Industrial	—	114	28	—	133	32	—	768	257
Technologies	170	4	4	1,048	522	104	2,230	2,231	302
Total	170	1,308	357	1,062	4,140	1,117	2,250	12,471	3,105

Source: Lightcast, 2025.4, total degrees in 2024, non-distance education, associates degree and above. CIP's 15, 14.07, 14.09, 14.18, 14.19, 14.35, 14.1001

MIDWEST TALENT PIPELINE



UNIVERSITY	ENGINEERING SCHOOL RANK	DISTANCE FROM COLUMBUS
University of Michigan	#5	183mi
University of Illinois	#5	295mi
Purdue University	#8	240mi
Carnegie Mellon University	#8	192mi
University of Wisconsin	#14	501mi
Northwestern	#17	333mi
Penn State University	#21	329mi
The Ohio State University	#28	
University of Minnesota	#28	724mi
University of Notre Dame	#42	251mi
Case Western University	#42	144mi

CONTACT US

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