



**BAILEY FARM**  
**3048 Harding Highway East**  
**Marion, OH 43302**

**GREEN SITE PROFILE**

**DESCRIPTION:** Industrial-zoned parcel adjacent to Marion Industrial Center. Excellent green site for manufacturing or distribution. Potential rail service.

**ZONING:** Industrial/commercial

**IN CITY LIMITS:** No

**TYPE OF PARK:** Industrial

**ENVIRONMENTAL ASSESSMENT:** No

**ACREAGE:** 51

**Maximum Acres:** 51

**Minimum Acres:** 0

**Subdividable Acres:** 51

**Additional Acres:** n/a

**ELECTRIC:** Ohio Edison

**Location:** On site

**Primary Voltage:** n/a

**GAS:** Columbia Gas of Ohio

**WATER:** Ohio American

**Location:** On site

**Main Size:** 16" @ 75 PSI

**SANITARY SEWER:** City of Marion

**Location:** On site

**Main Size:** 16"

**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both



**TRANSPORTATION:**

**Highways:** US 23, SR 309, SR 95

**Interstates:** I-71, I-75

**Rail:** CSX potential

**Airports:** Port Columbus International (45 mi.), Marion Municipal

**TAXES: Real (Eff. Rate – 2007)**

\$48.09/1000@35%

**INCENTIVES:** Enterprise Zone – real and personal property tax abatements. M&E tax credit, Jobs creation tax credit, Training grants, rail grants and low interest financing.

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