



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: Frontier

Switching: Digital

Type of Service: Both



TRANSPORTATION:

Highways: US 23, SR 309, SR 95

Interstates: I-71, I-75 (30 min)

Rail: CSX potential

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

TAXES: Real (Eff. Rate – 2010)

\$45.93/1000@35% Evaluation

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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