



DUAL RAIL INDUSTRIAL PARK

Kellogg Parkway

Marion, OH 43302

GREEN SITE PROFILE

DESCRIPTION: This 350 acre industrial park provides rail access to both CSX and Norfolk Southern. All utilities in place and served by 40' wide Kellogg Parkway. Current companies include US Yachiyo, Marion Industries, ArcelorMittal and Sakamura.

ZONING: I-3

IN CITY LIMITS: Yes

TYPE OF PARK: Industrial

ENVIRONMENTAL

ASSESSMENT: Phase 1

Soil Type: Milford Silty Clay
Loam, Milton Silt Loam

ACREAGE: 350

Maximum Acres: 168.5

Minimum Acres: 5

Subdividable Acres: 168.5

Contiguous Parcels: 92.5 & 76.0

ELECTRIC: Ohio Edison

Location: On site

Primary Voltage: 138 kV

GAS: Columbia Gas of Ohio

Location: Kellogg Parkway

Main Size: 8" @30 PSI

WATER: Ohio American

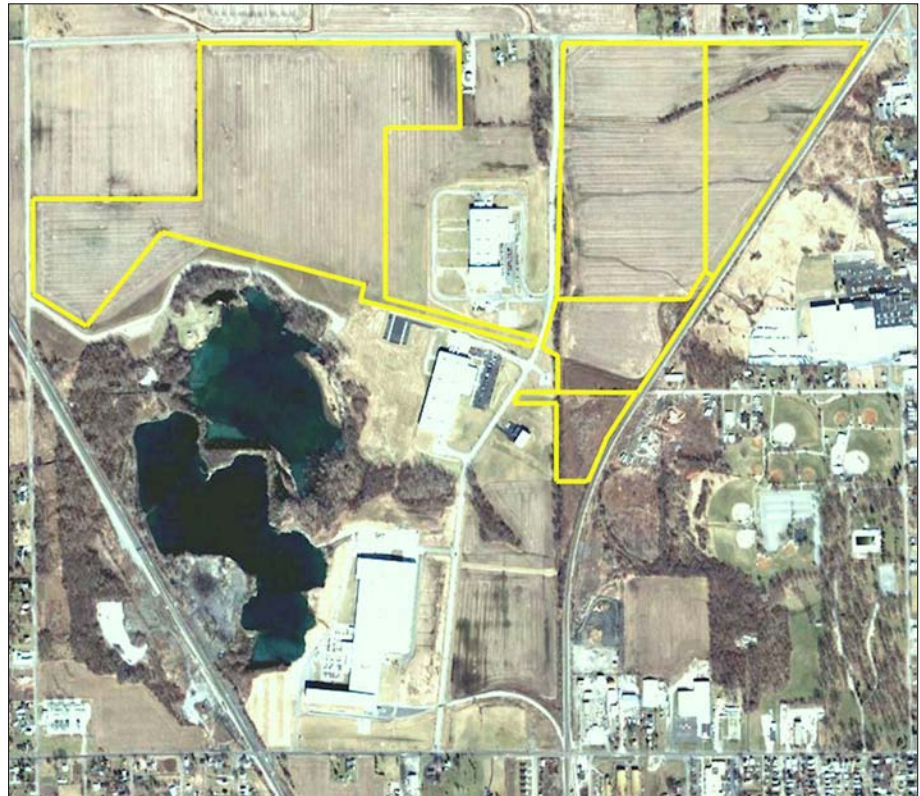
Location: Kellogg Parkway

Main Size: 16" @75 PSI

SANITARY SEWER: City of
Marion

Location: On site

Main Size: 30"



TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

TRANSPORTATION:

Highways: US 23, SR 309, SR 95,
SR 4

Interstates: I-71, I-75

Rail: CSX, Norfolk Southern

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

TAXES: Real (Eff. Rate – 2010)
\$37.98/1000@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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