



# 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**

**ASSESSMANT:** 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

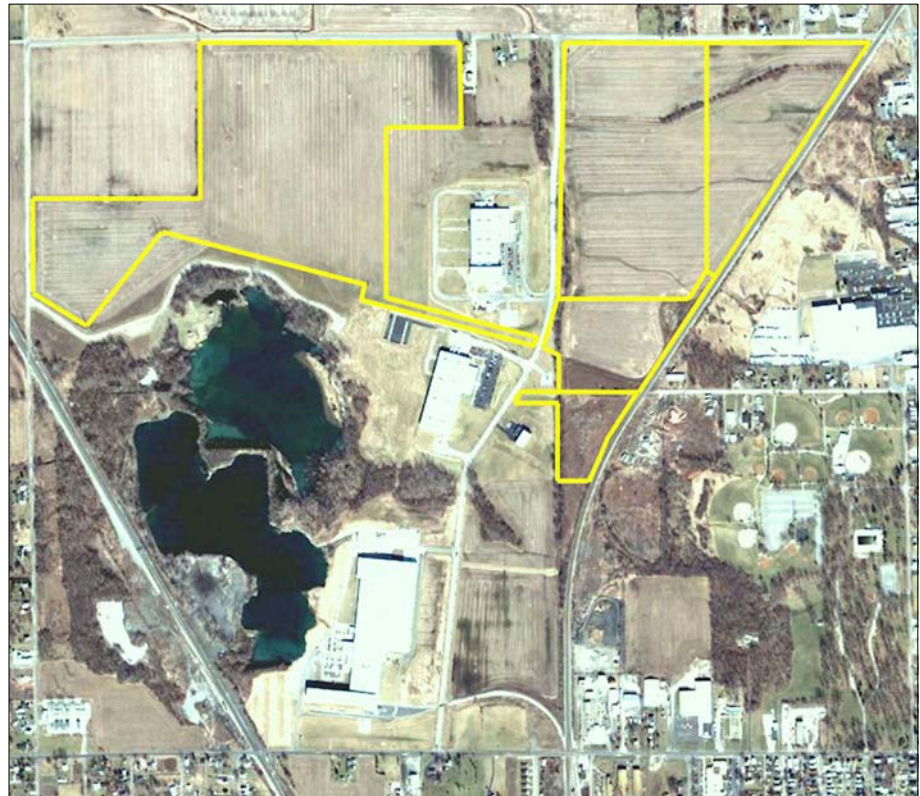
**Location:** Kellogg Parkway

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

**SANITARY SEWER:** City of Marion

**Location:** On site

**Main Size:** 30"



**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both

**TRANSPORATION:**

**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 – 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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