



ISHIDA PROPERTY
US 23 & Marion Williamsport Roads
Marion, OH 43302

GREEN SITE PROFILE

DESCRIPTION: Located on the southwest corner of US 23 and Marion Williamsport Road. Excellent site for light manufacturing, warehouse or distribution. All utilities in place.

ZONING: Industrial

IN CITY LIMITS: No

TYPE OF PARK: Industrial

ENVIRONMENTAL ASSESSMENT: No

ACREAGE: 95

Maximum Acres: 95

Minimum Acres: 5

Subdividable Acres: 95

ELECTRIC: Ohio Edison

Location: On site

Primary Voltage: 12.5 kV
3 phase

GAS: Columbia Gas of Ohio

Location: On site

Main Size: 6"

WATER: Aqua Water of Ohio

Location: On site

Main Size: 16"

SANITARY SEWER: City of Marion

Location: On site

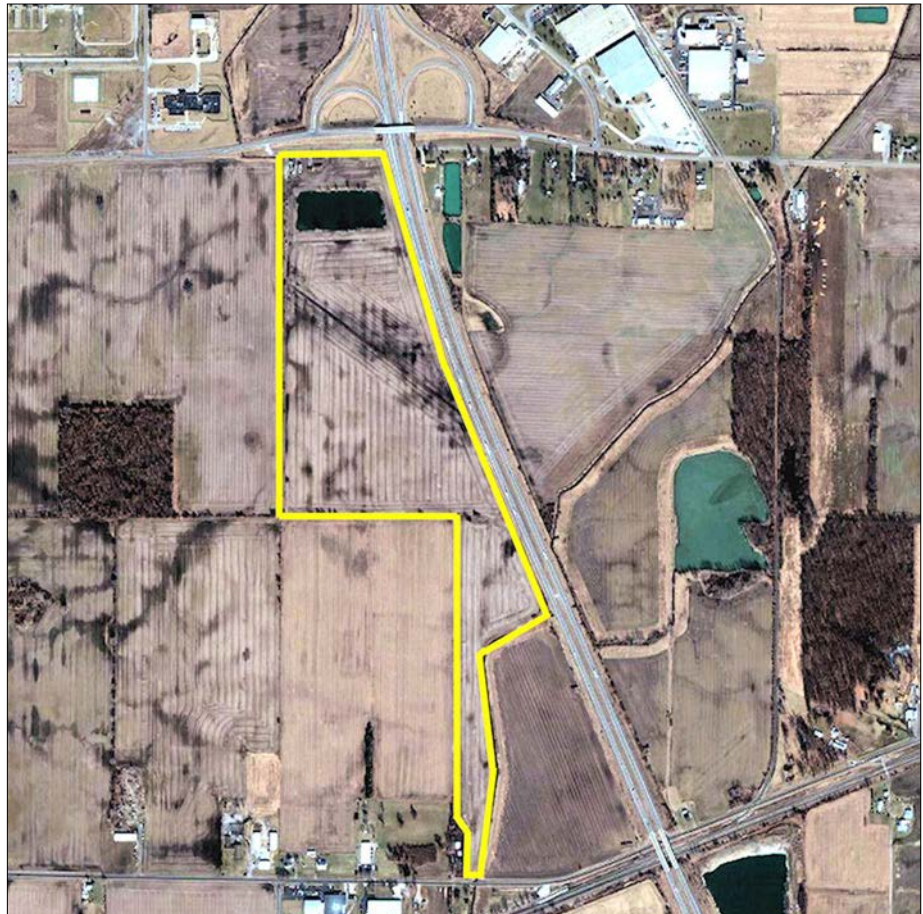
Main Size: 30"

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both



TRANSPORTATION:

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

Interstates: I-71 (30 mi via SR 95), I-75 (50 mi via 4 lane US 23)

Rail: No

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

TAXES: Real (Eff. Rate – 2013)
\$46.78/1000@35% Valuation

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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