



**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:** Ohio American

**Location:** On site

**Main Size:** 16"

**SANITARY SEWER:** City of Marion

**Location:** On site

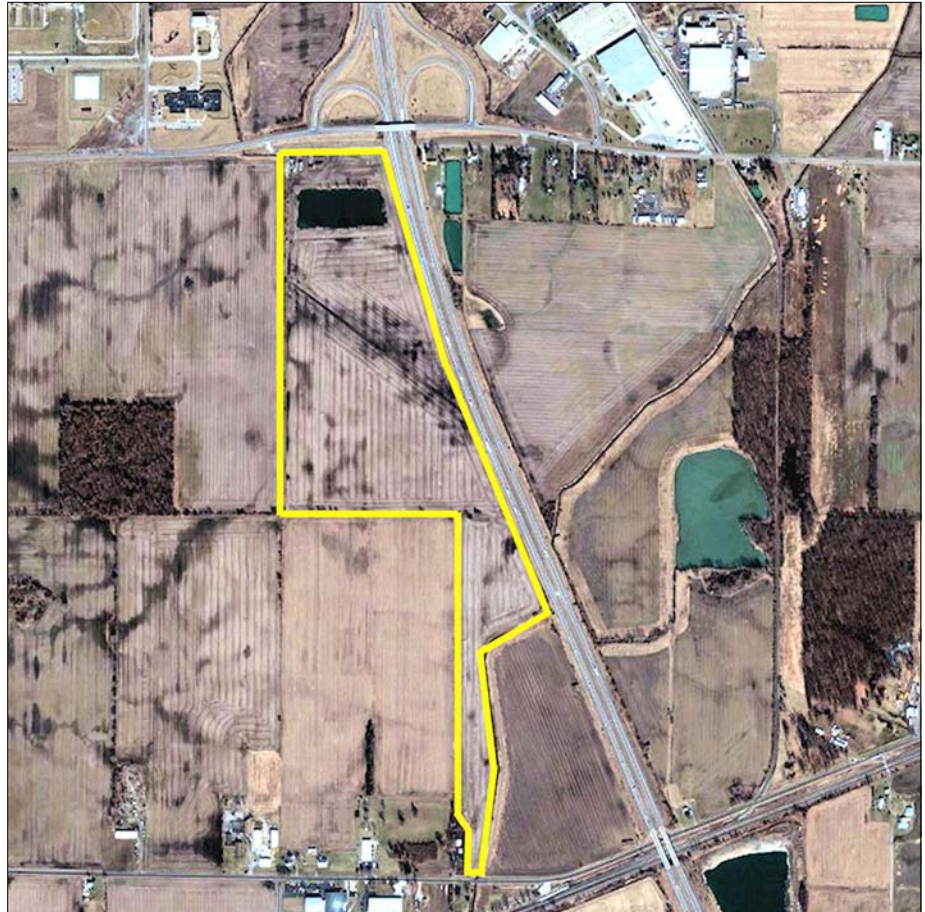
**Main Size:** 30"

**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both



**TRANSPORTATION:**

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

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

**Rail:** No

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

**TAXES: Real (Eff. Rate – 2007)**  
\$50.09/1000@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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