



**KEPFORD GOTTFRIED PROPERTY**  
**Marion Williamsport Road**  
**Marion, OH 43302**

**GREEN SITE PROFILE**

**DESCRIPTION:** Just north of Marion's Dual Rail Industrial Park. Utilities to southern edge of site on Marion Williamsport Road. Site is 2 miles from US 23.

**ZONING:** Agriculture

**IN CITY LIMITS:** No

**TYPE OF PARK:** No

**ENVIRONMENTAL ASSESSMENT:** No

**ACREAGE:** 1256

**Maximum Acres:** 1256

**Minimum Acres:** 100

**Subdividable Acres:** 1256

**ELECTRIC:** Ohio Edison

**Location:** To site

**Primary Voltage:** 138 kV

**GAS:** Columbia Gas of Ohio

**Location:** To site

**Main Size:** 8" @ 30 PSI

**WATER:** Aqua Water of Ohio

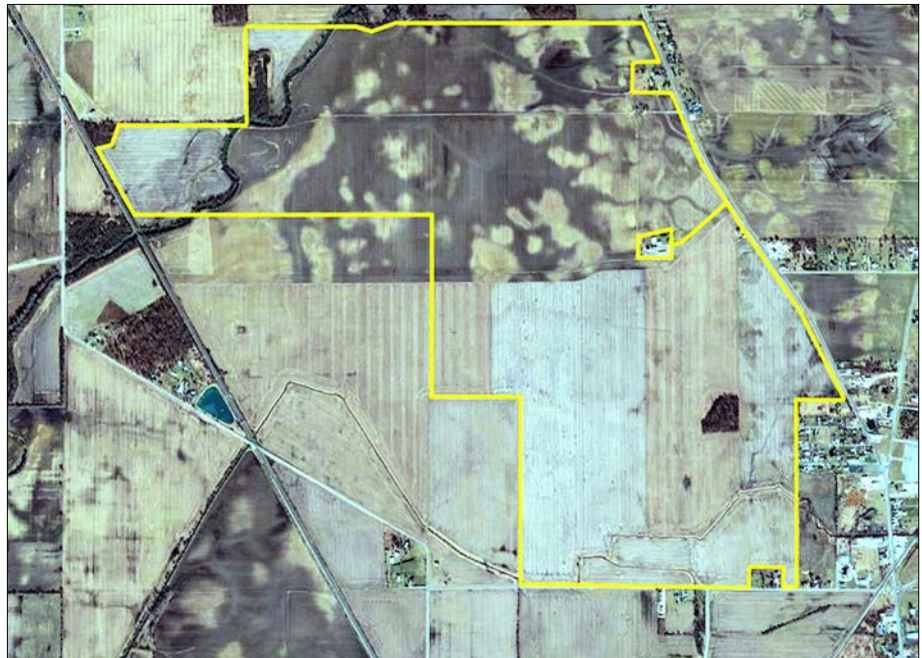
**Location:** To site

**Main Size:** 16"

**SANITARY SEWER:** City of Marion

**Location:** To site

**Main Size:** 30"



**TRANSPORATION:**

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

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

**Rail:** Potential

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

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**TAXES: Real (Eff. Rate – 2013)**

\$43.31/1000 @ 35% Valuation

**INCENTIVES:** Enterprise Zone, Jobs creation tax credit, Training grants, and potential low interest financing.

**CONTACT:** Gus Comstock  
[gusc@marioncando.com](mailto:gusc@marioncando.com)

**740-387-2267**

**800-841-7302**