



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

**GREEN SITE PROFILE**

**DESCRIPTION:** Just north of Marion’s Dual Rail Industrial Park with potential CSX and Norfolk Southern rail service. Site is 2 miles from US 23.

**ZONING:** Industrial

**IN CITY LIMITS:** No

**TYPE OF PARK:** Industrial

**ENVIRONMENTAL ASSESSMENT:** No

**ACREAGE:** 1256

**Maximum Acres:** 1256

**Minimum Acres:** 100

**Subdividable Acres:** 1256

**ELECTRIC:** Ohio Edison

**Location:** On site

**Primary Voltage:** 138 kV

**GAS:** Columbia Gas of Ohio

**Location:** On site

**Main Size:** 8”@30 PSI

**WATER:** Ohio American

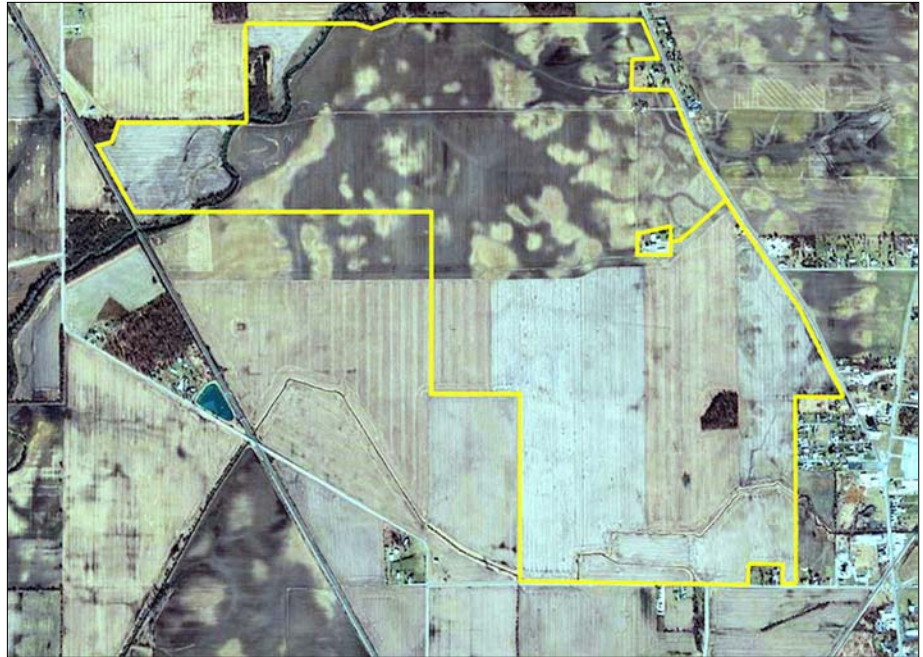
**Location:** On site

**Main Size:** 16”

**SANITARY SEWER:** City of Marion

**Location:** On site

**Main Size:** 30”



**TRANSPORATION:**

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

**Interstates:** I-71, I-75 (30 min)

**Rail:** Potential CSX & Norfolk Southern

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

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**TAXES: Real (Eff. Rate – 2010)**

\$45.87/1000@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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