



**MICHELI PROPERTY**  
**US 23 & Marion Williamsport Roads**  
**Marion, OH 43302**

**GREEN SITE PROFILE**

**DESCRIPTION:** Industrial-zoned parcels adjacent to US 23. Excellent site for distribution, light manufacturing or warehouse. Property west of US 23 has CSX rail service.

**ZONING:** Industrial

**IN CITY LIMITS:** No

**TYPE OF PARK:** Industrial

**ENVIRONMENTAL ASSESSMENT:** No

**ACREAGE:** 87.3, 39.8 & 18.6

**Maximum Acres:** 87.3

**Minimum Acres:** 0

**Subdividable Acres:** 87.3 & 39.8

**ELECTRIC:** Ohio Edison

**Location:** Adjacent

**Primary Voltage:** n/a

**GAS:** Columbia Gas of Ohio

**Location:** Likens Road

**Main Size:** 6"

**WATER:** Ohio American

**Location:** On site

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

**SANITARY SEWER:** City of Marion

**Location:** On site

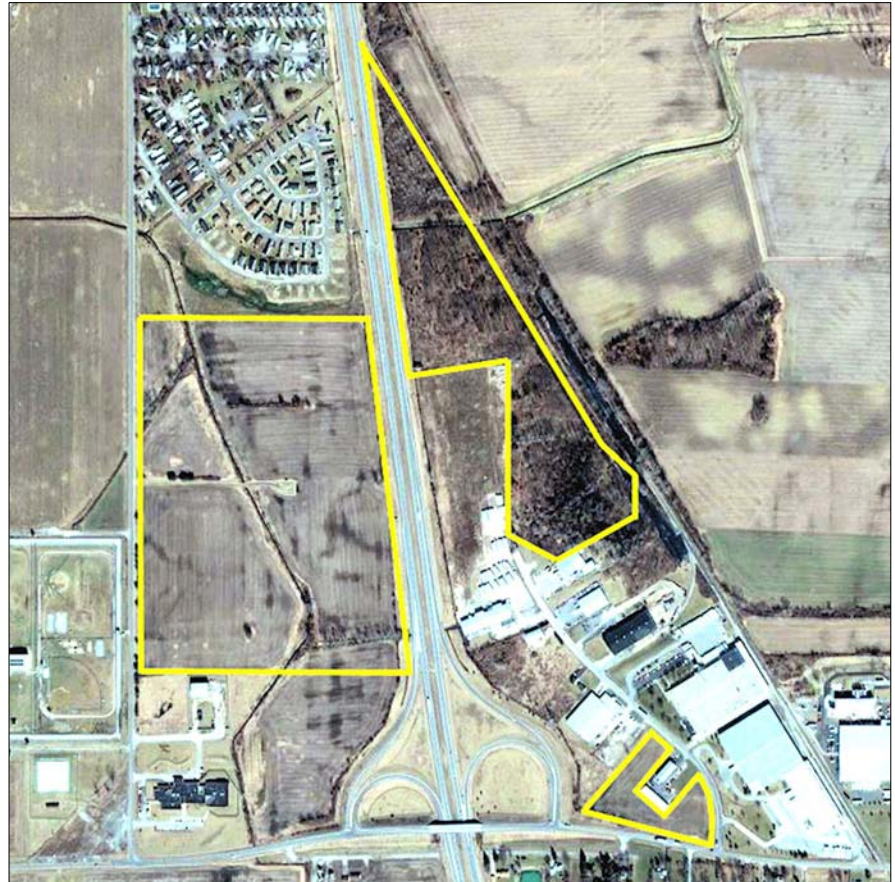
**Main Size:** 6"

**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:** CSX on 39.8 acre site

**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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