



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

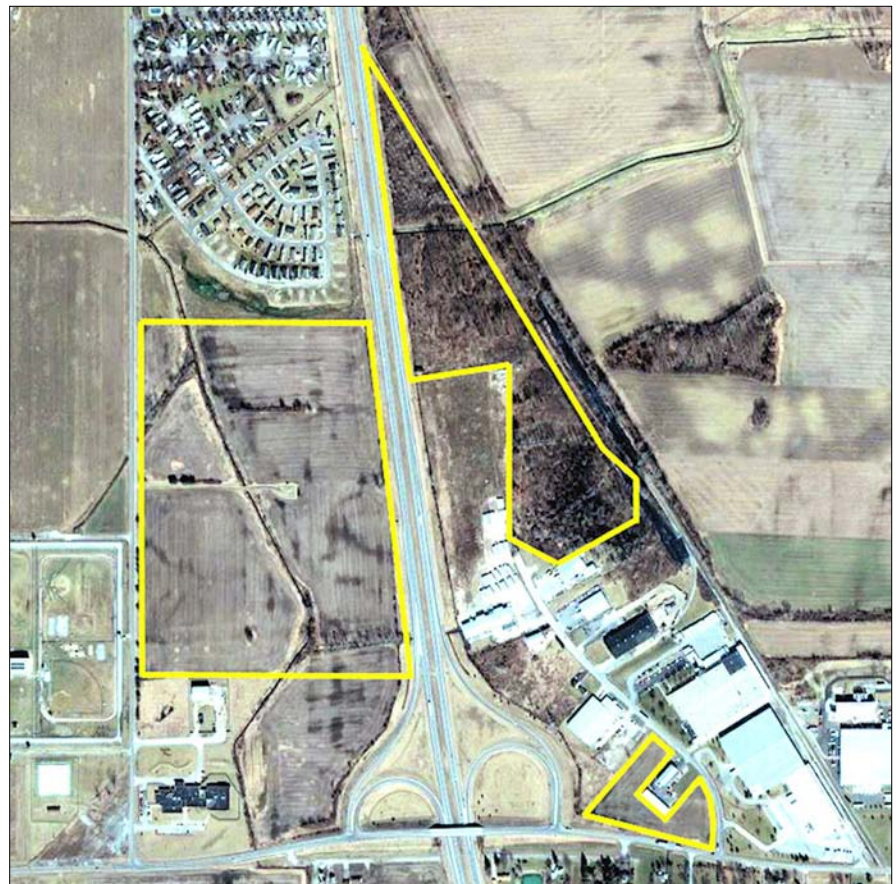
Main Size: 6"

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both



TRANSPORTATION:

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

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

Rail: CSX on 39.8 acre site

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

TAXES: Real (Eff. Rate – 2010)

\$51.41/1000@35% Evaluation

\$47.36/1000@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.

CONTACT: Craig Thompson
craigt@marioncando.com

740-387-2267

800-841-7302