



**Buckeye Industrial Complex**  
**1656 Likens Road**  
**Marion, OH 43302**

Building Information	
Building Name	Buckeye Industrial Complex
Building Address	1656 Holland Rd, Marion, OH 43302
Building Type	Warehouse/Distribution/Light Manufacturing
Zoning	I-2 Industrial
Year Built	1940
Total Building Square Footage	127,000
Office Square Footage	2,700
Minimum Available Square Footage	24,000
Maximum Available Square Footage	127,000
Is Contiguous	No
Is Divisible - Minimum	Yes – 24,000
Expandable	No
Minimum Ceiling Height	
Maximum Ceiling Height	
Total Acreage	17.5
For Sale? (Y/N)	No
Sale Price	N/A
For Lease? (Y/N)	Yes
Lease Price and Lease Type	Negotiable
Number of Floors	1
Building Condition	Good
Floor Type and Thickness	Concrete – 6”
Wall Type	Concrete Block
Roof Type	Metal
Crane	No
Number of Truck Docks and Drive Ins	16 docks; 6 drive-ins
Previous Use	Warehouse
Multi-tenant (Yes or no)	Yes
Sprinkler	Yes
Parking Ratio or Number of Spaces	Ample
Tax Rate	N/A
Possible Incentives, Please Describe	State – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	Over 127,000 sq. ft. of industrial warehousing or light manufacturing space in five buildings on 17.5 acres. Easy access to four-lane US 23, four-lane US 30 and SR 309.
Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	12.4 kV - Primary; 277/480 delivery
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	4” @ 50 psi
Water Provider	Aqua Ohio



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Water Details	8" @55psi
Sewer Provider	City of Marion
Sewer Details	8"
Telecom Provider	Time Warner or Frontier
Telecom Details	Digital switching

**Geographic & Transportation Information**

Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 2 mi Port Columbus International – 56 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four-lane US 23 – 2.5 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No – MIC Multimodal facility – 4 mi

**Additional Information / Attachments**

Images



Contact Information

Gus Comstock, Director  
 Marion CANDO!  
 222 W Center St, Marion, OH 43302  
 Ph: 740.387.2267  
 Email: gusc@marioncando.com  
 Website: marioncando.com

Denny Ferguson, Executive Assistant  
 Marion CANDO!  
 222 West Center St, Marion, OH 43302  
 Ph: 740.387.2267  
 Email: dennyf@marioncando.com  
 Website: marioncando.com



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**Additional Contacts**

**State of Ohio Incentives:**

Chris Strayer, Client Solutions Officer  
Columbus 2020  
150 South Front St, Suite 200  
Columbus, OH 43215  
Ph: 614.225.6905      Email: [cs@columbusregion.com](mailto:cs@columbusregion.com)  
Website: [columbusregion.com](http://columbusregion.com)

Archit Dhir, Project Manager, International Lead

Columbus 2020  
150 South Front St, Suite 200  
Columbus, OH 43215  
Ph: 614-225-6083      Email: [ad@columbusregion.com](mailto:ad@columbusregion.com)

**Local Incentives & Zoning:**

**Marion City/County  
Regional Planning**

Ken Lengieza, Director  
Marion/Marion County Regional Planning  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4140      Email: [klengieza@co.marion.oh.us](mailto:klengieza@co.marion.oh.us)  
Website: [marionohioplanning.org](http://marionohioplanning.org)

**Ohio Means Jobs  
Marion County**

Ron Meade, Director  
Ohio Means Jobs – Marion County  
622 Leader Street  
Marion, OH 43302  
Ph: 740.382.0076      Email: [meader@odifs.state.oh.us](mailto:meader@odifs.state.oh.us)  
Website: [mcjfs.com/workforce/ohiomeansjobs](http://mcjfs.com/workforce/ohiomeansjobs)

**Utilities:**

**Electric**

Melissa Frank, Senior Economic Development Executive  
FirstEnergy  
1910 West Market St, CSC 1  
Akron, OH 44313  
Ph: 330.436.4221      Email: [frankm@firstenergycorp.com](mailto:frankm@firstenergycorp.com)  
Website: [firstenergycorp.com](http://firstenergycorp.com)

**Gas**

Jamie Briehl, New Business Development Manager  
Columbia Gas of Ohio  
2901 East Manhattan Blvd  
Toledo, OH 43611  
Ph: 419.539.6049      Email: [jbriehl@nisource.com](mailto:jbriehl@nisource.com)  
Website: [columbiagasohio.com](http://columbiagasohio.com)

**Telecommunications**

Tom Travis, General Manager, Central Ohio  
Frontier Communications



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	2780 Liberty Rd Delaware, OH 43015 Ph: 740.369.2780      Email: thomas.travis@ftr.com Website: frontier.com
Water	Scott Ballenger, Area Manager Aqua Water of Ohio 365 East Center St Marion, OH 43302 Ph: 740.383.0933      Email: sjballenger@aquaamerica.com Website: aquaamerica.com
Marion City Sewer	Roger Baldinger, Sewer Department 1810 Marion Agosta Rd Marion, OH 43302 Ph: 740.383.6051      Email: rogerbaldinger@marionohio.org Website: marionohio.us/wpc
Marion City Engineer	Scott Bishop, Assistant City Engineer Engineering Department 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: sbishop@marionohio.org Website: marionohio.us/engineering
City Government:	
Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591      Email: mayorschertzer@marionoh.org Website: marionohio.us
Safety Director	Tom Robbins, Director Department of Public Safety 233 West Center St Marion, OH 43302 Ph: 740.387.5865      Email: trobbins@marioncity.org
Service Director	Jay Shoup, Director Department of Public Service 233 West Center St Marion, OH 43302      Email: jshoup@marioncity.org Ph: 740.387.4705
Chief of Police	Bill Collins, Chief Marion Police Department 233 West Center St



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Marion, OH 43302  
Ph: 740.387.2525      Email: [wcollins@marionohio.org](mailto:wcollins@marionohio.org)  
Website: [marionohiopolice.com](http://marionohiopolice.com)

**Chief of Fire**

Ralph Zwolle, Chief  
Marion Fire & EMS Department  
186 South Prospect Street  
Marion, OH 43302  
Ph: 740.387.2525      Email: [chief@mcfed.us](mailto:chief@mcfed.us)  
Website: [marionohio.us/fire](http://marionohio.us/fire)

740-387-2525 740-387-2525

**Marion Municipal Airport**

Audrey Wagner, Director of Aviation  
Marion Municipal Airport  
1530 Pole Lane Rd.  
Marion, OH 43302-8514  
Ph: 740.382.1634      Email: [a.wagner@marionairport.com](mailto:a.wagner@marionairport.com)  
Website: [marionairport.com](http://marionairport.com)

**County Government:**  
**Commissioners**

Andy Appelfeller  
Marion County  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4001      Email: [aappelfeller@co.marion.oh.us](mailto:aappelfeller@co.marion.oh.us)  
Website: [co.marion.oh.us](http://co.marion.oh.us)

Dan Russell  
Marion County  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4001      Email: [drussell@co.marion.oh.us](mailto:drussell@co.marion.oh.us)

Ken Stiverson  
Marion County  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4001      Email: [kstiverson@co.marion.oh.us](mailto:kstiverson@co.marion.oh.us)

**Sheriff**

Tim Bailey, Sheriff  
Marion County  
889 Marion Williamsport Rd  
Marion, OH 43302  
Ph: 740.382.8244      Email: [sheriff@co.marion.oh.us](mailto:sheriff@co.marion.oh.us)  
Website: [mcoopr.co.marion.oh.us/sheriff](http://mcoopr.co.marion.oh.us/sheriff)



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**County Engineer**

Brad Irons, County Engineer  
Marion County  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4110      Email: birons@co.marion.oh.us  
Website: mcoprx.co.marion.oh.us/engineer

**County Sanitation**

Roger Dietrich, Sanitary Engineer  
Marion County Sanitation Department  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4130      Email: rdietrich@co.marion.oh.us

**Marion Township Trustees**

Lynn Clabaugh  
572 Campbell Rd.  
Marion, Ohio 43302  
Ph: 740.382.3098

Dick Rasmussen  
975 Brookpark Rd.  
Marion, Ohio 43303  
Ph: 740.389.6533

Karen McCleary  
1145 Yorkshire Dr.  
Marion, Ohio 43302  
Ph: 740.389.2995

**Marion Township Zoning Inspector**

Charles Fosnaugh  
129 S. Main St.  
Marion, Ohio 43302  
Ph: 740.361.5681 (cell)

**Marion Business Organizations**

**Chamber of Commerce**

Pam Hall, President  
Marion Area Chamber of Commerce  
267 West Center St  
Suite 200  
Marion, OH 43302  
Ph: 740.382.2181      Email: phall@marionareachamber.org  
Website: marionareachamber.org

**CVB**

Diane Watson, Executive Director  
Marion Area Convention & Visitors Bureau  
Mallard Square



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1713 Marion Mt Gilead Rd  
Suite 110  
Marion, OH 43302  
Ph: 740.389.9770      Email: [info@visitmarionohio.com](mailto:info@visitmarionohio.com)  
Website: [visitmarionohio.com](http://visitmarionohio.com)

**Downtown Marion**

Beth Meadows, Chair  
Downtown Marion, Inc.  
267 West Center St  
Suite 220  
Marion, OH 43302  
Ph: 740.802.7329      Email:  
Website: [downtownmarion.com](http://downtownmarion.com)