



BUCKEYE INDUSTRIAL COMPLEX

1656 Likens Road
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Over 175,000 Sq. Ft. of industrial space located on 29 acres. Additional 13 acres available. Will subdivide. Close to SR 309, US 23 and US 30. Rail access to CSX and Norfolk Southern. Affordable lease and rate terms.

TOTAL SQ. FT. 175,000

AVAILABLE SQ. FT. 175,000

OFFICE SQ. FT.

CEILING HEIGHT: 14 ft.

NUMBER OF FLOORS: 1

CONDITION: Built 1942 - Good

FLOOR TYPE: 6" concrete

WALL TYPE: Block

ROOF TYPE: Metal

MULTI-TENANT: Yes

TRUCK DOCKS: 17

DRIVE-IN DOORS: 24

CRANE: No

SPRINKLERS: Yes

ZONING: Industrial

INDUSTRIAL PARK: No

INCENTIVES: Possible

GAS: Columbia Gas of Ohio
Main Size: 4" @50 PSI



WATER: Ohio American
Main Size: 8" @55 PSI

ELECTRIC: Ohio Edison
Primary: 12.4V
Delivery: 277/480

TRANSPORATION:
Highways: US 23, SR 309,
US 30, SR 95, SR 4

Interstate: I-71, I-75
Rail: Possible
Airports: Port Columbus
International (45 mi.),
Marion Municipal

TELECOMMUNICATIONS:
Local Carrier: Frontier
Switching: Digital
Type of Service: Both

SANITARY SEWER: City of
Marion

Main Size: 8"

Treatment Plant type: Primary,
Secondary, Tertiary
Treatment Method: Biological
activated sludge

Excess Capacity (GPD):
2,000,000

TAXES: Real (Eff. – 2010)
\$51.41/1000@35% Evaluation

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