



## BUCKEYE INDUSTRIAL COMPLEX

1656 Likens Road  
Marion, OH 43302

### 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

**INDUSRTIAL PARK:** No

**INCENTIVES:** Possible

**TRANSPORATION:**

**Highways:** US 23, SR 309,  
US 30

**Interstate:** I-70, I-71, I-75

**Rail:** CSX, Norfolk Southern

**Airports:** Port Columbus  
International,  
Marion Municipal

**ELECTRIC:** Ohio Edison

**Primary:** 12.4V

**Delivery:** 277/480

**GAS:** Columbia Gas of Ohio

**Main Size:** 4" @50 PSI

**WATER:** Ohio American

**Main Size:** 8" @55 PSI

**TAXES:**

**Real (Effective Rate –  
2007):**

\$50.09/1000@35%

**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

**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both

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