



BURCLIFF BUILDING
1240 West Center Street
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Over 33,000 Sq. Ft. of industrial/distribution space on 5 acres on Marion's west side, adjacent to Marion's Whirlpool dryer facility. Excellent for storage or light manufacturing. Five miles from US 23 and adjacent to CSX rail.

TOTAL SQ. FT. 33,220

AVAILABLE SQ. FT. 33,220

OFFICE SQ. FT. 1,324

CEILING HEIGHT: 18 ft.

NUMBER OF FLOORS: 1

CONDITION: Built 1960 - Good

FLOOR TYPE: 6" concrete

WALL TYPE: Masonry

ROOF TYPE: Metal

MULTI-TENANT: No

TRUCK DOCKS: 2

DRIVE-IN DOORS: 1

CRANE: No

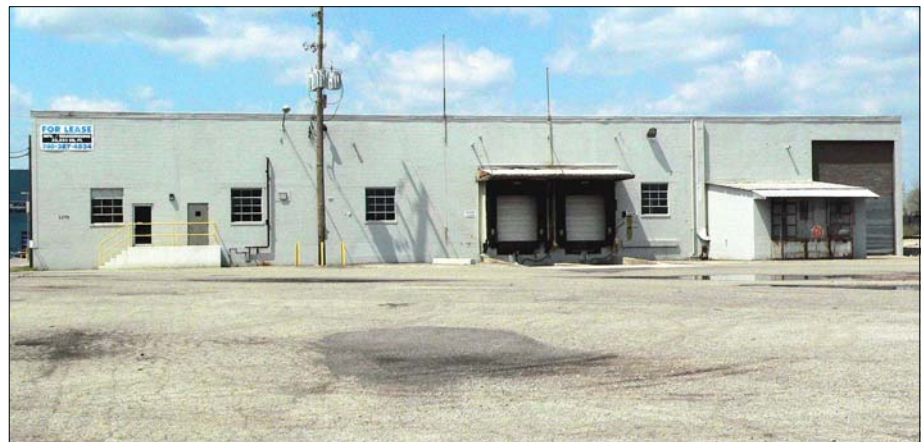
SPRINKLERS: Yes

ZONING: Industrial

INDUSRTIAL PARK: No

ACREAGE: 5

INCENTIVES: Possible



TRANSPORATION:

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

Interstate: I-71, I-75

Rail: CSX

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

ELECTRIC: Ohio Edison

Primary: 3 Phase

Delivery: 277/480 – 3 phase

TAXES: Real (Eff. Rate – 2007)
\$46.14/1000@35%

GAS: Columbia Gas of Ohio
Main Size: 4"

WATER: Ohio American
Main Size: 8"

SANITARY SEWER: City of
Marion
Main Size: 8"

TELECOMMUNICATIONS:
Local Carrier: Verizon North
Switching: Digital
Type of Service: Both

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