



**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

**INDUSTRIAL 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 – 2010)**  
\$46.81/1000@35% Evaluation

**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:** Frontier  
**Switching:** Digital  
**Type of Service:** Both

**CONTACT:** Craig Thompson  
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