



CHENEY BUILDING 1
1207 Cheney Avenue
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: High bay industrial area excellent for metal fabrication. Crane and rail served with 4 truck docks as well as 4 drive-in doors. Located close to SR 4, SR 423 and US 23.

TOTAL SQ. FT. 60,512

AVAILABLE SQ. FT. 60,512

OFFICE SQ. FT. 2,000

CEILING HEIGHT: 35 ft.

NUMBER OF FLOORS: 1

CONDITION: Built 1950 - Good

FLOOR TYPE: 12" concrete

WALL TYPE: Steel siding over block

ROOF TYPE: Pitched standing seam

MULTI-TENANT: No

TRUCK DOCKS: 4

DRIVE-IN DOORS: 4

CRANE: Yes

SPRINKLERS: Dry

ZONING: Industrial

INDUSRTRIAL PARK: Yes

ACREAGE: 25

INCENTIVES: Possible



TRANSPORATION:

Highways: US 23, SR 4, SR 309
SR 423, SR 95

Interstate: I-71, I-75

Rail: CSX, Norfolk Southern

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

ELECTRIC: Ohio Edison

Primary: 4.1/2.4 kV

GAS: Columbia Gas of Ohio

Main Size: 6" @30 PSI

WATER: Ohio American

Main Size: 12" @75 PSI

SANITARY SEWER: City of Marion

Main Size: 12"

TELECOMMUNICATIONS:

Local Carrier: Verizon North

Switching: Digital

Type of Service: Both

TAXES: Real (Eff. Rate – 2007)

\$46.14/1000@35%

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