



CLARK BUILDING

2974 Marion Green Camp Road
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Over 300,000 sq. ft. of industrial/distribution space on 112 acres on SR 739 north of Green Camp. Building has 5 cranes, 9 truck docks and 2 drive-in doors. Located 5 miles from US 23 and 3 miles from SR 4.

TOTAL SQ. FT. 314,207 (on 112 acres)

AVAILABLE SQ. FT. 314,207

OFFICE SQ. FT. 7,000

CEILING HEIGHT: 30'

NUMBER OF FLOORS: 1

CONDITION: Built – 1951

FLOOR TYPE: Concrete

WALL TYPE: Cement block

ROOF TYPE: Rubber

MULTI-TENANT: Yes

TRUCK DOCKS: 9

DRIVE-IN DOORS: 2

CRANE: 5

SPRINKLERS: Yes

ZONING: Industrial

INDUSTRIAL PARK: No

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2013)
\$57.52/1000@35% Evaluation

GAS: Columbia Gas of Ohio



TRANSPORATION:

Highways: SR 203, SR 4, US 23,
SR 739

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

Rail: None

Airports: Port Columbus
International (35 mi.),
Marion Municipal

WATER: Wells

SANITARY SEWER: Marion City
8" Main

List Price: \$3.2 Million

ELECTRIC: Ohio Edison
Primary: 34.5 kV

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

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