



COPELAND BUILDING

26 Copeland Avenue
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Commercial or light manufacturing facility just outside Marion City limits. Many possible uses including warehouse, auto repair, welding, machine shop or business services.

TOTAL SQ. FT. 5,416

AVAILABLE SQ. FT. 5,416

OFFICE SQ. FT. 416

CEILING HEIGHT: 12 ft.

NUMBER OF FLOORS: 1

FLOOR TYPE: Concrete

ROOF TYPE: Primarily rubber with a modified torch-down

MULTI-TENANT: No

TRUCK DOCKS: 1

DRIVE-IN DOORS: 3

CRANE: No

SPRINKLERS: No

ZONING: Commercial

INDUSTRIAL PARK: Yes

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2010)
\$52.84/1000@35% Evaluation

ELECTRIC: Ohio Edison
Service: Single & 3-phase



TRANSPORTATION:

Highways: US 23, SR 203,
SR 739, SR 4, SR 95

Interstate: I-71

Rail: CSX, Norfolk Southern
within 3 miles

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

GAS: Columbia Gas of Ohio

WATER: Well

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

CONTACT: Craig Thompson
craigt@marioncando.com

740-387-2267

800-841-7302