



**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

**INDUSRTIAL PARK:** Yes

**INCENTIVES:** Possible

**TAXES: Real (Eff. Rate – 2007)**  
\$50.89/1000@35%

**ELECTRIC:** Ohio Edison  
**Service:** Single & 3-phase



**TRANSPORATION:**

**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:** Verizon North

**Switching:** Digital

**Type of Service:** Both

**CONTACT:** Craig Thompson  
[craigt@marioncando.com](mailto:craigt@marioncando.com)

**740-387-2267**

**800-841-7302**