



**GREENKEEPER BUILDING**  
**1798 Marion Cardington Rd E**  
**Marion, OH 43302**

**INDUSTRIAL BUILDING PROFILE**

**DESCRIPTION:** Property is approximately 55,000 sq. ft. in 5 separate buildings on 10.185 acres. Features workshop with 4 overhead doors.

**TOTAL SQ. FT.** 55,000

**AVAILABLE SQ. FT.** 55,000

**OFFICE SQ. FT.** 9,600

**CEILING HEIGHT:** 8.5 ft.

**NUMBER OF FLOORS:** 1

**CONDITION:** Almost New

**FLOOR TYPE:**

**WALL TYPE:** Dry wall

**ROOF TYPE:** Metal

**MULTI-TENANT:** TBD

**TRUCK DOCKS:** Yes

**DRIVE-IN DOORS:** Yes

**CRANE:** No

**SPRINKLERS:** No

**ZONING:** Commercial

**INDUSRTRIAL PARK:** No

**ACREAGE:** 10.185

**INCENTIVES:**

**GAS:** Propane  
**Main Size:** N/A



**TRANSPORATION:**

**Highways:** US 23

**Interstate:** I-71 (25 mi)

**Rail:** No

**Airports:** Port Columbus International (45 mi)  
Marion Municipal (6 mi)

**ELECTRIC:** AEP

Office – 600A

All Other – 200A, Single Phase

**WATER:** Wells - 2

**Main Size:** N/A

**TAXES:**

**Real (Eff. Rate – 2010):**

\$48.14/1000@35% Evaluation

**SANITARY SEWER:** Septic  
**Main Size:** N/A

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** 2 PRIs

**Type of Service:**

**CONTACT:** Craig Thompson

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