



**GreenKeeper Complex**  
**1798 Marion Cardington Road**  
**Marion, OH 43302**

<b>Building Information</b>	
Building Name	GreenKeeper Building Complex
Building Address	1798 Marion Cardington Road
Building Type	Warehouse/Distribution
Zoning	RR – Rural-Residential
Year Built	2004
Total Building Square Footage	54,500
Office Square Footage	9,600
Minimum Available Square Footage	5,000
Maximum Available Square Footage	54,500
Is Contiguous	No
Is Divisible - Minimum	Yes – 5,000
Expandable	No
Minimum Ceiling Height	8.5'
Maximum Ceiling Height	12'
Total Acreage	10
For Sale? (Y/N)	Yes
Sale Price	Negotiable
For Lease? (Y/N)	Yes
Lease Price and Lease Type	Negotiable
Number of Floors	1
Building Condition	All Excellent
Floor Type and Thickness	Concrete
Wall Type	Metal
Roof Type	Metal
Crane	No
Number of Truck Docks and Drive Ins	16 docks – 2 drive-ins
Previous Use	Warehouse
Multi-tenant (Yes or no)	Yes
Sprinkler	No
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$48.23/1000@35% Valuation
Possible Incentives, Please Describe	State – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	Over 54,000 sq. ft. of warehouse/distribution in five buildings. Seven miles to MIC North American multimodal facility.
<b>Utility Information</b>	
Electric Provider	AEP
Electric Details	Office – 600A; All other buildings – 200A single phase
Natural Gas Provider	N/A
Natural Gas Details	Propane tank
Water Provider	N/A



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Water Details	2 wells
Sewer Provider	N/A
Sewer Details	Septic system
Telecom Provider	Frontier
Telecom Details	2 PRIs

**Geographic & Transportation Information**

Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 8 mi Port Columbus International – 51 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four-lane US 23 N – 5.5 mi; Four-lane US 23 S – 5.6 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No – MIC Multimodal facility – 7 mi

**Additional Information / Attachments**

Images



Contact Information

Gus Comstock, Director  
 Marion CANDO!  
 222 W Center St, Marion, OH 43302  
 Ph: 740.387.2267  
 Email: gusc@marioncando.com  
 Website: marioncando.com

Denny Ferguson, Executive Assistant  
 Marion CANDO!  
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**Additional Contacts**

**State of Ohio Incentives:**

Chris Strayer, Client Solutions Officer  
Columbus 2020  
150 South Front St, Suite 200  
Columbus, OH 43215  
Ph: 614.225.6905      Email: [cs@columbusregion.com](mailto:cs@columbusregion.com)  
Website: [columbusregion.com](http://columbusregion.com)

Archit Dhir, Project Manager, International Lead  
Columbus 2020  
150 South Front St, Suite 200  
Columbus, OH 43215  
Ph: 614-225-6083      Email: [ad@columbusregion.com](mailto:ad@columbusregion.com)  
Website: [columbusregion.com](http://columbusregion.com)

**Local Incentives & Zoning:**

**Marion City/County  
Regional Planning**

Ken Lengieza, Director  
Marion/Marion County Regional Planning  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4140      Email: [klengieza@co.marion.oh.us](mailto:klengieza@co.marion.oh.us)  
Website: [marionohioplanning.org](http://marionohioplanning.org)

**Ohio Means Jobs  
Marion County**

Ron Meade, Director  
Ohio Means Jobs – Marion County  
622 Leader Street  
Marion, OH 43302  
Ph: 740.382.0076      Email: [meader@odifs.state.oh.us](mailto:meader@odifs.state.oh.us)  
Website: [mcjfs.com/workforce/ohiomeansjobs](http://mcjfs.com/workforce/ohiomeansjobs)

**Utilities:**

**Electric**

Melissa Frank, Senior Economic Development Executive  
FirstEnergy  
1910 West Market St, CSC 1  
Akron, OH 44313  
Ph: 330.436.4221      Email: [frankm@firstenergycorp.com](mailto:frankm@firstenergycorp.com)  
Website: [firstenergycorp.com](http://firstenergycorp.com)

**Gas**

Jamie Briehl, New Business Development Manager  
Columbia Gas of Ohio  
2901 East Manhattan Blvd  
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Ph: 419.539.6049      Email: [jbriehl@nisource.com](mailto:jbriehl@nisource.com)  
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Telecommunications	Tom Travis, General Manager, Central Ohio Frontier Communications 2780 Liberty Rd Delaware, OH 43015 Ph: 740.369.2780      Email: thomas.travis@ftr.com Website: frontier.com
Water	Scott Ballenger, Area Manager Aqua Water of Ohio 365 East Center St Marion, OH 43302 Ph: 740.383.0933      Email: sjballenger@aquaamerica.com Website: aquaamerica.com
Marion City Sewer	Roger Baldinger, Sewer Department 1810 Marion Agosta Rd Marion, OH 43302 Ph: 740.383.6051      Email: rogerbaldinger@marionohio.org Website: marionohio.us/wpc
Marion City Engineer	Scott Bishop, Assistant City Engineer Engineering Department 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: sbishop@marionohio.org Website: marionohio.us/engineering
City Government: Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591      Email: mayorschertzer@marionoh.org Website: marionohio.us
Safety Director	Tom Robbins, Director Department of Public Safety 233 West Center St Marion, OH 43302 Ph: 740.387.5865      Email: trobbins@marioncity.org
Service Director	Jay Shoup, Director Department of Public Service 233 West Center St Marion, OH 43302      Email: jshoup@marioncity.org Ph: 740.387.4705



**GreenKeeper Complex**  
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Chief of Police	Bill Collins, Chief Marion Police Department 233 West Center St Marion, OH 43302 Ph: 740.387.2525      Email: wcollins@marionohio.org Website: marionohiopolice.com
Chief of Fire	Ralph Zwolle, Chief Marion Fire & EMS Department 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525      Email: chief@mcfd.us Website: marionohio.us/fire
740-387-2525 740-387-2525 Marion Municipal Airport	Audrey Wagner, Director of Aviation Marion Municipal Airport 1530 Pole Lane Rd. Marion, OH 43302-8514 Ph: 740.382.1634      Email: a.wagner@marionairport.com Website: marionairport.com
County Government: Commissioners	Andy Appelfeller Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001      Email: aappelfeller@co.marion.oh.us Website: co.marion.oh.us  Dan Russell Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001      Email: drussell@co.marion.oh.us  Ken Stiverson Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001      Email: kstiverson@co.marion.oh.us
Sheriff	Tim Bailey, Sheriff 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244      Email: sheriff@co.marion.oh.us Website: mcoprpx.co.marion.oh.us/sheriff



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**County Engineer**

Brad Irons, County Engineer  
Marion County  
222 West Center St  
Marion, OH 43302  
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Website: mcoprx.co.marion.oh.us/engineer

**County Sanitation**

Roger Dietrich, Sanitary Engineer  
Marion County Sanitation Department  
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**Marion Township Trustees**

Roger Groll  
2458 Newmans-Cardington Rd. E.  
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H. Warren Zachman  
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**Marion Township Zoning Inspector**

Charles R. Ciola  
P.O. Box 443  
Marengo, Ohio 43334-0443  
Phone: 419.253.8830

**Marion Business Organizations**

**Chamber of Commerce**

Pam Hall, President  
Marion Area Chamber of Commerce  
267 West Center St  
Suite 200  
Marion, OH 43302  
Ph: 740.382.2181      Email: phall@marionareachamber.org  
Website: marionareachamber.org

**CVB**

Diane Watson, Executive Director  
Marion Area Convention & Visitors Bureau  
Mallard Square



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Downtown Marion

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