



Holland Road Distribution Center
1045 Holland Road
Marion, OH 43302

Building Information	
Building Name	Holland Road Distribution Facility
Building Address	1045 Holland Rd, Marion, OH 43302
Building Type	Warehouse/Distribution/Light Manufacturing
Zoning	I-3 Industrial
Year Built	1967
Total Building Square Footage	210,000
Office Square Footage	2,400
Minimum Available Square Footage	86,800
Maximum Available Square Footage	210,000
Is Contiguous	Yes
Is Divisible - Minimum	Yes – 50,000
Expandable	No
Minimum Ceiling Height	19' 9"
Maximum Ceiling Height	19' 9"
Total Acreage	15.5
For Sale? (Y/N)	No
Sale Price	N/A
For Lease? (Y/N)	Yes
Lease Price and Lease Type	3.00/sf Gross
Number of Floors	1
Building Condition	Good
Floor Type	6 " Concrete
Wall Type	Concrete Block
Roof Type	Rubber with Sky Lights
Crane	No
Number of Truck Docks and Drive Ins	Docks – 18 Drive In – 2
Previous Use	Warehouse
Multi-tenant (Yes or no)	Yes
Sprinkler	Yes - Wet
Parking Ratio or Number of Spaces	Ample
Tax Rate	N/A
Possible Incentives, Please Describe	State – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	Building was formerly owned by Quaker Oats as a food-grade warehouse. Currently owned by Union Tank. Union Tank leases building as a warehouse and it is currently empty. Property is in Marion Township just outside of the Marion City Limits.
Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details (capacity, redundancy, distance to substation, etc.)	4.16 3 phase service, Substation 1.75 circuit miles from site
Natural Gas Provider	Columbia Gas of Ohio



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Natural Gas Details (size of line, pressure/PSI, capacity, etc.)	
Water Provider	Aqua Ohio
Water Details (main size, capacity, rates, etc.)	
Sewer Provider	City of Marion
Sewer Details (main size, capacity, disposal limits, rates, etc.)	
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics, etc.)	

Geographic & Transportation Information

Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 7 mi Port Columbus International – 50 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four Lane US 23 via new northwest connector – 4 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Active CSX rail into building adequate for eight cars. Building abuts rail yard with daily switching available.

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
Website: 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
Website: 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
Website: 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
Website: 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
Website: firstenergycorp.com

Gas

Jamie Briehl, New Business Development Manager
Columbia Gas of Ohio
2901 East Manhattan Blvd
Toledo, OH 43611
Ph: 419.539.6049 Email: jbriehl@nisource.com
Website: columbiagasohio.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



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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, Commissioner 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, Commissioner Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: drussell@co.marion.oh.us Ken Stiverson, Commissioner 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: mcoopr.co.marion.oh.us/sheriff



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County Engineer

Brad Irons, County Engineer
Marion County
222 West Center St
Marion, OH 43302
Ph: 740.223.4110 Email: birons@co.marion.oh.us
Website: mco-prx.co.marion.oh.us/engineer

County Sanitation

Roger Dietrich, Sanitary Engineer
Marion County Sanitation Department
222 West Center St
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Marion Township Trustees

Lynn Clabaugh
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Marion, Ohio 43302
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Dick Rasmussen
975 Brookpark Rd.
Marion, Ohio 43303
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Karen McCleary
1145 Yorkshire Dr.
Marion, Ohio 43302
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Marion Township Zoning Inspector

Charles Fosnaugh
129 S. Main St.
Marion, Ohio 43302
Phone: 740.361.5681 (cell)

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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1045 Holland Road
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1713 Marion Mt Gilead Rd
Suite 110
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Downtown Marion

Nissa Stump, Manager
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