



HOUSER BUILDING
423 Beech Street
Green Camp, OH 43322

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: This commercial zoned property is located seven miles SW of Marion within 15 miles of US 23 and an hour of Columbus. Excellent light manufacturing or distribution/ warehousing facility. This property also has the potential of generating monthly income from three apartments and five small storage units. For sale. Listed at \$225,000.00

TOTAL SQ. FT. 16,000

AVAILABLE SQ. FT. 12,000

OFFICE SQ. FT. None

CEILING HEIGHT: 12 ft.

NUMBER OF FLOORS: 2

CONDITION: Excellent

FLOOR TYPE: Concrete

WALL TYPE: Block

ROOF TYPE: Shingle & Flat

MULTI-TENANT: No

TRUCK DOCKS: 0

DRIVE-IN DOORS: 3

CRANE: No

SPRINKLERS: No

ZONING: Commercial

INDUSTRIAL PARK: No

INCENTIVES: Job Creation Tax
Credit, Enterprise Zone



TRANSPORATION:

Highways: US 23, SR 203,
SR 739

Interstate: I-71

Rail: No

Airports: Port Columbus
International (50 mi.),
Marion Municipal
Airport (11 mi.)

WATER: Well

ELECTRIC: Ohio Edison

Primary: 12.5 kV

Service: 208V, 3-phase, 400A

GAS: Columbia Gas of Ohio

TAXES: Real (Eff. Rate – 2013)

\$67.13/1000@35% Valuation

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

LIGHTING: Fluorescent

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