



**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 facility.

**TOTAL SQ. FT.** 16,000

**AVAILABLE SQ. FT.** 16,000

**OFFICE SQ. FT.** 5,000

**CEILING HEIGHT:** 12 ft.

**NUMBER OF FLOORS:** 2

**CONDITION:** Excellent

**FLOOR TYPE:** Concrete

**WALL TYPE:** Block

**ROOF TYPE:** Shingle

**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

**TAXES: Real (Eff. Rate – 2010)**  
\$66.30/1000@35% Evaluation



**TRANSPORATION:**

**Highways:** US 23, SR 203,  
SR 739

**Interstate:** I-71

**Rail:** CSX, Norfolk Southern  
within 3 miles

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

**WATER:** Well

**ELECTRIC:** Ohio Edison

**Primary:** 12.5 kV

**Service:** 208 v, 3-phase, 400 A

**GAS:** Columbia Gas of Ohio

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**LIGHTING:** Fluorescent

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