



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

INDUSRTIAL PARK: No

INCENTIVES: Job Creation Tax
Credit, Enterprise Zone

TAXES: Real (Eff. Rate – 2007)
\$50.39/1000@35%



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: Verizon North

Switching: Digital

Type of Service: Both

LIGHTING: Fluorescent

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