



MARION INTERMODAL BUILDING 301

2565 Harding Hwy E
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: 38,800 sq. ft. warehouse/distribution/light manufacturing building. CSX rail into building with private switching. Ten-ton crane over center half of building. Adjacent to intermodal facility.



TOTAL SQ. FT. 38,800

AVAILABLE SQ. FT. 38,800

OFFICE SQ. FT. 8,800 sq. ft.

CEILING HEIGHT: 20-30'

NUMBER OF FLOORS: 1

CONDITION: Excellent

FLOOR TYPE: Concrete

WALL TYPE: Metal and Block

ROOF TYPE: Metal Panel

MULTI-TENANT: Yes

TRUCK DOCKS: 3

DRIVE-IN DOORS: 0

CRANE: Yes – 10 ton

SPRINKLERS: Yes

ZONING: Industrial

INDUSRTIAL PARK: No

ACREAGE:

INCENTIVES: Potential

TRANSPORATION:

Highways: US 23, SR 95, SR309

Interstate: I-71 (30 mi via SR 95), I-75 (50 mi via 4 lane US 23)

Rail: CSX – On site

Airports: Marion Municipal Airport (1.0 mi), Port Columbus International Airport (50 mi)

ELECTRIC: FirstEnergy

Primary: 3 Phase/208V/480A

GAS: Columbia Gas of Ohio

Main Size:

WATER: Aqua Water of Ohio

Main Size:

TAXES: Real (Eff. Rate – 2013):

54.57/1000@35% Evaluation

SANITARY SEWER: City of Marion

Main Size:

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching:

Type of Service:

CONTACT: Gus Comstock
gusc@marioncando.com

740-387-2267

800-841-7302