



MIC BUILDING 401
2565 Harding Highway East
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Part of a 1.5 million sq. ft. distribution center 1.5 miles long and covering 183 acres of refurbished industrial space. Rail access and a great location.



TOTAL SQ. FT. 45,500

AVAILABLE SQ. FT. 45,500

OFFICE SQ. FT. 5,500

CEILING HEIGHT: 20-22'

NUMBER OF FLOORS: 1

CONDITION: Built – 1978
Excellent

FLOOR TYPE: 6" concrete

WALL TYPE: Steel siding over
concrete

ROOF TYPE: R13 Single Ply

MULTI-TENANT: Yes

TRUCK DOCKS: 6

DRIVE-IN DOORS: 2

CRANE: No

SPRINKLERS: Yes

ZONING: Industrial

INDUSTRIAL PARK: Yes

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2010)
[\\$51.14/1000@35%](#)



TRANSPORATION:

Highways: SR 309, SR 4, US 23,
US 30

Interstate: I-71, I-75

Rail: CSX

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

GAS: Columbia Gas of Ohio

Main Size: 4" @25 PSI

WATER: Ohio American

Main Size: 12" @60 PSI

SANITARY SEWER: Marion
County

ELECTRIC: Ohio Edison

Primary: 4.1/2.4 kV

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

CONTACT: Craig Thompson

craig@marioncando.com

740-387-2267

800-841-7302