



**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

**INDUSRTRIAL PARK:** Yes

**INCENTIVES:** Possible

**TAXES: Real (Eff. Rate – 2007)**  
\$50.89/1000@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:** Verizon North

**Switching:** Digital

**Type of Service:** Both

**CONTACT:** Craig Thompson

[craig@marioncando.com](mailto:craig@marioncando.com)

**740-387-2267**

**800-841-7302**