



**MPS BUILDING 63**  
**617 West Center Street**  
**Marion, OH 43302**

**INDUSTRIAL BUILDING PROFILE**

**DESCRIPTION:** Almost 94,000 sq. ft. of industrial/distribution space in excellent condition on the west side of Marion. This facility is located at SR 95 and SR 309. It was part of Marion Power Shovel.

**TOTAL SQ. FT.** 93,875

**AVAILABLE SQ. FT.** 93,875

**OFFICE SQ. FT.** 2,000

**CEILING HEIGHT:** 34-46'

**NUMBER OF FLOORS:** 1

**CONDITION:** Built – 1910  
Excellent

**FLOOR TYPE:** Concrete

**WALL TYPE:** Brick/concrete

**ROOF TYPE:** Metal

**TRUCK DOCKS:** 8

**DRIVE-IN DOORS:** 3

**CRANE:** 5 cranes

**SPRINKLERS:** Yes

**ZONING:** Industrial

**INDUSTRIAL PARK:** Yes

**INCENTIVES:** Possible

**TAXES: Real (Eff. Rate – 2010)**  
\$46.81/1000@35% Evaluation



**TRANSPORTATION:**

**Highways:** SR 309, SR 95, SR 4  
SR 739, US 23

**Interstate:** I-71, I-75

**Rail:** CSX

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

**GAS:** Columbia Gas of Ohio

**WATER:** Ohio American  
**Main Size:** 24" @75 PSI

**ELECTRIC:** Ohio Edison  
**Primary:** 69 kV

**SANITARY SEWER:** City of  
Marion

**Excess Capacity:** 2,000,000 GPD

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**CONTACT:** Craig Thompson  
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