



**MPS BUILDING 68**  
**617 West Center Street**  
**Marion, OH 43302**

**INDUSTRIAL BUILDING PROFILE**

**DESCRIPTION:** Excellent building located just west of CSX and Norfolk Southern rail lines at SR 95 and SR 309. 37,920 sq. ft. of space conveniently located close to US 23, I-71 and I-75.

**TOTAL SQ. FT.** 37,920

**AVAILABLE SQ. FT.** 37,920

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

**CEILING HEIGHT:** 25-28'

**NUMBER OF FLOORS:** 1

**CONDITION:** Built – 1910  
Excellent

**FLOOR TYPE:** Concrete

**WALL TYPE:** Brick

**ROOF TYPE:** Asphalt Shingle

**MULTI-TENANT:** No

**TRUCK DOCKS:** 1

**DRIVE-IN DOORS:** 4

**CRANE:** Yes

**SPRINKLERS:** Dry

**ZONING:** I-2 Industrial

**INDUSRTRIAL PARK:** Yes

**INCENTIVES:** Yes

**TAXES: Real (Eff. Rate – 2007)**  
\$46.14/1000@35%

**GAS:** Columbia Gas of Ohio



**TRANSPORATION:**

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

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

**Rail:** CSX

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

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

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

**SANITARY SEWER:** City of  
Marion

**Main Size:** 15'

**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both

**CONTACT:** Craig Thompson  
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