



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

INDUSTRIAL 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: Frontier

Switching: Digital

Type of Service: Both

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