



**MPS BUILDING 69**  
**617 West Center Street**  
**Marion, OH 43302**

**INDUSTRIAL BUILDING PROFILE**

**DESCRIPTION:** Excellent, high ceiling, crane-served industrial building in city limits. Owner will develop truck docks and doors to suit. Heavy construction, cranes from 10-20 tons, plus 1 ton job cranes.



**TOTAL SQ. FT.** 153,500

**AVAILABLE SQ. FT.** 153,500

**OFFICE SQ. FT.** 20,000

**CEILING HEIGHT:** 28'

**NUMBER OF FLOORS:** 1

**CONDITION:** Built – 1900  
Excellent

**FLOOR TYPE:** Concrete

**WALL TYPE:** Brick

**ROOF TYPE:** Single

**MULTI-TENANT:** Yes

**TRUCK DOCKS:** 8

**DRIVE-IN DOORS:** 4

**CRANES:** 12

**SPRINKLERS:** Yes

**ZONING:** Industrial

**INDUSTRIAL PARK:** Yes

**INCENTIVES:** Possible

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

**GAS:** Columbia Gas of Ohio



**TRANSPORATION:**

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

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

**Rail:** CSX

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

**WATER:** Ohio American

**Main Size:** 4"

**SANITARY SEWER:** City of  
Marion

**Main Size:** 15"

**ELECTRIC:** Ohio Edison

**Primary:** 240v, 3 phase

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

**CONTACT:** Craig Thompson  
[craigt@marioncando.com](mailto:craigt@marioncando.com)

**740-387-2267**

**800-841-7302**