



MPS WAREHOUSE
747 Perry Street
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: 150,000 sq. ft. high-ceiling building for light manufacturing, warehouse or distribution. This building in excellent condition offers 8 truck docks, 3 drive-in doors and a 15-ton crane in one bay.

TOTAL SQ. FT. 150,00

AVAILABLE SQ. FT. 150,000

OFFICE SQ. FT. 1,750

CEILING HEIGHT: 24-27'

NUMBER OF FLOORS: 1

CONDITION: Built – 1979
Excellent

FLOOR TYPE: 6" concrete slab

WALL TYPE: 8" block concrete

ROOF TYPE: Insulated standing seam metal

MULTI-TENANT: No

TRUCK DOCKS: 8

DRIVE-IN DOORS: 3

CRANE: Yes

SPRINKLERS: Yes

ZONING: Industrial

INDUSRTIAL PARK: No

INCENTIVES: Possible

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



TRANSPORATION:

Highways: SR 309, SR 4, US 23,
US 30

Interstate: I-71, I-75

Rail: Potential

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

GAS: Columbia Gas of Ohio
Main Size: 8" @40 PSI

WATER: Ohio American
Main Size: 16" @65 PSI

ELECTRIC: Ohio Edison
Primary: 277/480v, 3 phase

SANITARY SEWER: City of
Marion

Main Size: 15"

TELECOMMUNICATIONS:
Local Carrier: Verizon North
Switching: Digital
Type of Service: Both

CONTACT: Craig Thompson
craigt@marioncando.com

740-387-2267

800-841-7302