



QUIBELL BUILDING
1731 MARION WILLIAMSPORT RD
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Distribution, warehousing or light manufacturing building located on two+ acres north of Marion.

TOTAL SQ. FT. 5,600

AVAILABLE SQ. FT. 5,000

OFFICE SQ. FT. 600

CEILING HEIGHT: 14 ft.

NUMBER OF FLOORS: 1

CONDITION: Excellent

FLOOR TYPE: Concrete

WALL TYPE: Steel siding and brick

ROOF TYPE: Metal

MULTI-TENANT: No

TRUCK DOCKS: 3

DRIVE-IN DOORS: 2

CRANE: No

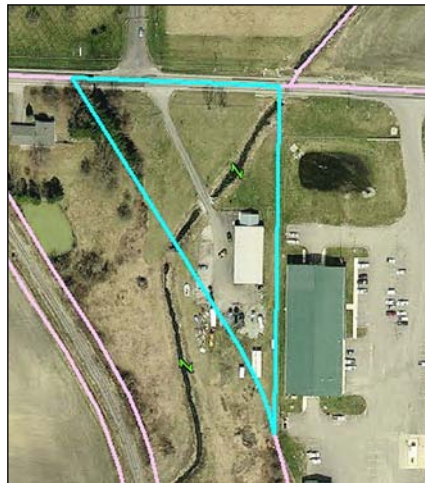
SPRINKLERS:

ZONING: Commercial

INDUSTRIAL PARK: No

ACREAGE: 2.25

INCENTIVES: Possible



TRANSPORATION:

Highways: US 23, SR 98

Interstate: I-71 & I-75 – 30 min

Rail: No

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

ELECTRIC: Ohio Edison

Primary: 440 single phase

GAS: Propane, Space Heater

Main Size:

WATER: Well

Main Size:

TAXES:

Real (Eff. Rate – 2010):

\$51.41/1000@35% Evaluation

SANITARY SEWER: Septic Tank
Main Size:

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

CONTACT: Craig Thompson

craigt@marioncando.com

740-387-2267

800-841-7302