



SR 309 BUILDING
3460 SR 309
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Distribution or light manufacturing building located on five acres east of Marion

TOTAL SQ. FT. 21,000

AVAILABLE SQ. FT. 21,000

OFFICE SQ. FT. 3,500

CEILING HEIGHT: 20 ft.

NUMBER OF FLOORS: 1

CONDITION: Excellent

FLOOR TYPE: Concrete

WALL TYPE: Steel siding over block

ROOF TYPE: Pitched standing seam

MULTI-TENANT: No

TRUCK DOCKS: 3

DRIVE-IN DOORS: 3

CRANE: No

SPRINKLERS:

ZONING: Industrial

INDUSRTRIAL PARK: No

ACREAGE: 5

INCENTIVES: Possible

TAXES:

Real (Eff. Rate – 2007):
\$48.09/1000@35%



TRANSPORATION:

Highways: US 23, SR 309, SR 98

Interstate: I-71 & I-75 – 30 min

Rail: Potential

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

ELECTRIC: Ohio Edison

Primary: 277-480, 3 phase 400 A

GAS: Columbia Gas of Ohio
Main Size:

WATER: Ohio American
Main Size:

SANITARY SEWER: City of
Marion

Main Size:

TELECOMMUNICATIONS:

Local Carrier: Verizon North

Switching: Digital

Type of Service: Both

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