



**TEGRANT BUILDING**  
**1836 Likens Road**  
**Marion, OH 43302**

**INDUSTRIAL BUILDING PROFILE**

**DESCRIPTION:** Manufacturing/distribution building for sale or lease in Marion, OH. Easy Access from US 23. Previously used as a molding facility for automotive parts. Heavy power and steam lines throughout.

**TOTAL SQ. FT.** 146,351

**AVAILABLE SQ. FT.** 146,351

**OFFICE SQ. FT.** 4,500

**CEILING HEIGHT:** 13-26 ft.

**NUMBER OF FLOORS:** 1

**CONDITION:** Built 1930 - Good

**FLOOR TYPE:** Concrete

**WALL TYPE:** Metal

**ROOF TYPE:** Standing seam  
metal

**MULTI-TENANT:** Yes

**TRUCK DOCKS:** 11

**DRIVE-IN DOORS:** 7

**CRANE:** No

**SPRINKLERS:** Dry

**ZONING:** Industrial

**INDUSRTRIAL PARK:** Yes

**ACREAGE:** 10.4

**INCENTIVES:** Possible



**TRANSPORATION:**

**Highways:** US 23

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

**Rail:** No

**Airports:** Port Columbus  
International (50 mi.),  
Marion Municipal

**ELECTRIC:** Ohio Edison

**Primary:** 600v, 3 phase, 2500a

**GAS:** Columbia Gas of Ohio

**WATER:** Ohio American  
**Main Size:** 16"

**SANITARY SEWER:** City of  
Marion

**TELECOMMUNICATIONS:**

**Local Carrier:** Verizon North

**Switching:** Digital

**Type of Service:** Both

**TAXES:**

**Real (Eff. Rate – 2007):**

\$50.09/1000@35%

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