



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

INDUSTRIAL 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: Frontier

Switching: Digital

Type of Service: Both

TAXES:

Real (Eff. Rate – 2010):

\$51.41/1000@35% Evaluation

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