



WEST WAREHOUSE BUILDING

1792 Marion Agosta Road
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: This 175,000 sq. ft. multi-use building is located west of Marion on SR 95. Will subdivide in 30,000 sq. ft. parcels. Ideal for warehouse or distribution facility.

TOTAL SQ. FT. 175,000

AVAILABLE SQ. FT. 175,000

OFFICE SQ. FT. 5,000

CEILING HEIGHT: 18-24'

NUMBER OF FLOORS: 1

CONDITION: Built – 1964
Good

FLOOR TYPE: Concrete

WALL TYPE: Metal/block –
insulated

ROOF TYPE: Metal – insulated

MULTI-TENANT: Yes

TRUCK DOCKS: 28

DRIVE-IN DOORS: 2

CRANE: No

SPRINKLERS: Yes

ZONING: 1-2 Industrial

INDUSRTIAL PARK: No

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2007)
\$41.68/1000@35%



TRANSPORATION:

Highways: SR 309, SR 4, US 23,
US 95

Interstate: I-71, I-75

Rail: Potential

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

GAS: Columbia Gas of Ohio

Main Size: 4" @ 33 PSI

WATER: Ohio American

SANITARY SEWER: City of
Marion

Main Size: 6"

ELECTRIC: Ohio Edison

Primary: 34.5 kV

Delivery: 277/480, 3 phase

TELECOMMUNICATIONS:

Local Carrier: Verizon North

Switching: Digital

Type of Service: Both

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