



XY BUILDING
1207 Cheney Avenue
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: 250,000 sq. ft. of industrial/distribution space in excellent condition. Five cranes rated at 150 tons. Located in south west Marion close to SR 4, SR 423, SR 309 and US 23.

TOTAL SQ. FT. 250,000

AVAILABLE SQ. FT. 250,000

OFFICE SQ. FT. 10,000

CEILING HEIGHT: 57 ft.

NUMBER OF FLOORS: 1

CONDITION: Built – 1935
Excellent

FLOOR TYPE: Heavy concrete

WALL TYPE: Masonry and metal

ROOF TYPE: Rubber

MULTI-TENANT: Yes

TRUCK DOCKS: 5

DRIVE-IN DOORS: 4

CRANE: Yes

SPRINKLERS: Yes

ZONING: Industrial

INDUSRTIAL PARK: Yes

ACREAGE: 11

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2007)
\$46.14/1000@35%



TRANSPORATION:

Highways: US 23, SR 4,
SR 423, US 30

Interstate: I-70, I-71

Rail: CSX, Norfolk Southern

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

WATER: Ohio American
Main Size: 8" @ 55 PSI

SANITARY SEWER: City of
Marion

Main Size: 8"

ELECTRIC: Ohio Edison
Primary: 12.4V

GAS: Columbia Gas of Ohio
Main Size: 12" @ 60 PSI

TELECOMMUNICATIONS:
Local Carrier: Verizon North
Switching: Digital
Type of Service: Both

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