



**WILSON STREET BUILDING**  
**430 Wilson Street**  
**Marion, OH 43302**

**COMMERCIAL BUILDING PROFILE**

**DESCRIPTION:** 3000 + sq. ft. distribution or warehousing building.

**TOTAL SQ. FT.** 4140

**AVAILABLE SQ. FT.** 4140

**OFFICE SQ. FT.** 780

**CEILING HEIGHT:** 16 ft.

**NUMBER OF FLOORS:** 1

**CONDITION:** Good

**FLOOR TYPE:**

**WALL TYPE:**

**ROOF TYPE:**

**MULTI-TENANT:** No

**TRUCK DOCKS:** 1

**DRIVE-IN DOORS:** 1

**CRANE:** No

**SPRINKLERS:**

**ZONING:** Commercial

**INDUSRTRIAL PARK:** No

**ACREAGE:**

**INCENTIVES:** Possible



**TRANSPORATION:**

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

**Interstate:** I-71 & I-75 – 30 min

**Rail:** Potential

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

**ELECTRIC:** Ohio Edison  
**Primary:**

**GAS:** Columbia Gas of Ohio  
**Main Size:**

**WATER:** Ohio American  
**Main Size:**

**TAXES:**

**Real (Eff. Rate – 2010):**  
\$46.81/1000@35%

**SANITARY SEWER:** City of Marion

**Main Size:**

**TELECOMMUNICATIONS:**

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

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