



Cheney XY Building
1207 Cheney Avenue
Marion, OH 43302

Building Information	
Building Name	Cheney XY Building
Building Address	1207 Cheney Avenue, Marion, OH 43302
Building Type	Heavy Manufacturing
Zoning	I-2 Industrial
Year Built	1970
Total Building Square Footage	250,000
Office Square Footage	10,000
Minimum Available Square Footage	40,000
Maximum Available Square Footage	125,000
Is Contiguous	Yes
Is Divisible - Minimum	Yes – 40,000
Expandable	Yes
Minimum Ceiling Height	57'
Maximum Ceiling Height	57'
Total Acreage	28
For Sale	Yes
Sale Price	\$15,000,000
For Lease	Yes
Lease Price and Lease Type	6.00/sf NNN
Number of Floors	1
Building Condition	Excellent
Floor Type	Heavy Concrete
Wall Type	Masonry & Metal
Roof Type	Rubber
Crane	Yes - Multiple
Number of Truck Docks and Drive Ins	Docks – 9 Drive In – 4
Previous Use	Heavy Equipment Manufacturing
Multi-tenant	Yes
Sprinkler	No
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$44.53/\$1000@35% Valuation (2017)
Possible Incentives, Please Describe	State Job Creation Tax Credit – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	125,000 sq. ft. of heavy manufacturing and industrial/distribution space in excellent condition. Five cranes rated at 150 tons. Located in southwest Marion close to SR 4, SR 423, SR 309 and US 23. CSX rail to the building.



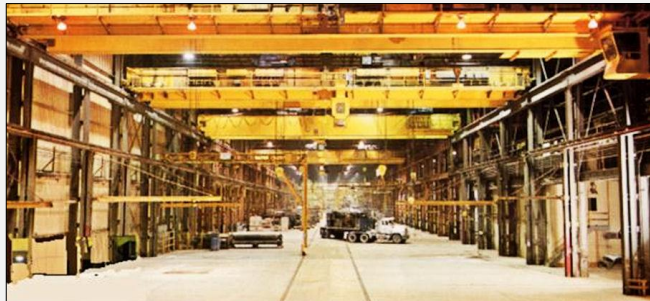
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Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	138kV – 3 phase
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	12" 60 psi
Water Provider	Aqua Ohio
Water Details	8"
Sewer Provider	City of Marion
Sewer Details	
Telecom Provider	Time Warner or Frontier
Telecom Details (DSL, T1, Fiber Optics)	

Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 6.5 mi Port Columbus International – 50 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four Lane Limited Access US 23 – 4 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Active CSX rail to building.

Additional Information / Attachments

Images



Contact Information

Gus Comstock, Director
 Marion CANDO!
 222 W Center St, Marion, OH 43302
 Ph: 740.387.2267 Email: gusc@marioncando.com
 Website: marioncando.com

Denny Ferguson, Executive Assistant
 Marion CANDO!
 222 West Center St, Marion, OH 43302
 Ph: 740.387.2267 Email: denny222@marioncando.com
 Website: marioncando.com



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State of Ohio Incentives:	Columbus 2020 150 South Front St, Suite 200 Columbus, OH 43215 Ph: 614.225.6063 Email: sb@columbusregion.com Website: columbusregion.com
Local Incentives & Zoning: Marion City/County Regional Planning	Ken Lengieza, Director 222 West Center St Marion, OH 43302 Ph: 740.223.4140 Email: klengieza@co.marion.oh.us Website: marionohioplanning.org
Marion Township Zoning Inspector	Lynn Clabaugh 572 Campbell Rd Marion, OH 43302 Phone: 740.225.509
Ohio Means Jobs Marion County	Ron Meade, Director 622 Leader Street Marion, OH 43302 Ph: 740.382.0076 Email: meader@odifs.state.oh.us Website: mcjfs.com/workforce/ohiomeansjobs
Utilities:	
Electric	Melissa Frank, Senior Economic Development Executive FirstEnergy 1910 West Market St, CSC 1 Akron, OH 44313 Ph: 330.436.4221 Email: frankm@firstenergycorp.com Website: firstenergycorp.com
Gas	Thomas Young, Economic Development Manager Columbia Gas of America 290 W Nationwide Blvd Columbus, OH 43215 Ph: 614.620.9146 Email: thomasyoung@nisource.com Website: https://www.columbiagasohio.com
Telecommunications	Tom Travis, General Manager, Central Ohio Frontier Communications 2780 Liberty Rd Delaware, OH 43015 Ph: 740.369.2780 Email: thomas.travis@ftr.com Website: www.frontier.com



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	<p>Marlin Evans, Strategic Account Manager Charter Spectrum Communications 1015 Olentangy River Rd Columbus, OH 43312 Ph: 614.420.5008 Email: marlin.evans@charter.com Website: spectrum.com</p>
Water	<p>Scott Ballenger, Area Manager Aqua Water of Ohio 365 East Center St Marion, OH 43302 Ph: 740.383.0933 Email: sjballenger@aquaamerica.com Website: aquaamerica.com</p>
Public Works	<p>Jim Bischoff, PE Marion City Engineer 233 West Center St Marion, OH 43302 Ph: 740.387.2240 Email: jbischoff@marionohio.org Website: marionohio.us</p>
City Government: Mayor	<p>Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Email: mayorschertzer@marionoh.org Website: marionohio.us</p>
Department of Safety	<p>Tom Robbins, Director 233 West Center St Marion, OH 43302 Ph: 740.387.5865 Email: trobbins@marioncity.org Website: marionohio.us</p>
Department of Services	<p>Randy Caryer, Director 233 West Center St Marion, OH 43302 Email: rcaryer@marioncity.org Website: marionohio.us</p>
Department of Police	<p>Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolice.com</p>
Department of Fire	<p>Chuck Deem, Chief 186 South Prospect Street</p>



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	Marion, OH 43302 Ph: 740.387.2525 Email: chief@mcfcd.us Website: marionohio.us/fire
Marion Municipal Airport	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Email: mayorschertzer@marionoh.org Website: marionairport.com
County Government: Commissioners	Andy Appelfeller Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: aappelfeller@co.marion.oh.us Website: co.marion.oh.us Kerr Murray Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kmurray@co.marion.oh.us Website: co.marion.oh.us Ken Stiverson Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kstiverson@co.marion.oh.us Website: co.marion.oh.us
Marion County Engineer	Brad Irons PE, PS 222 West Center St Marion, OH 43302 Ph: 740.223.4110 Email: birons@co.marion.oh.us Website: mcoprx.co.marion.oh.us/engineer
Sheriff	Tim Bailey Marion County 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244 Email: sheriff@co.marion.oh.us Website: mcoprx.co.marion.oh.us/sheriff
Auditor	Joan Kasotis Marion County



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	222 West Center St Marion, OH 43302 Ph: 740.223.4020 Email: jkasotis@co.marion.oh.us Website: co.marion.oh.us/auditor
County Sanitation	Roger Dietrich, Director Marion County Sanitation Department 222 West Center St Marion, OH 43302 Ph: 740.223.4130 Email: rdietrich@co.marion.oh.us
Marion Township: Trustees	Lynn Thomas 510 Eveningside Circle Marion, Ohio 43302 Ph: (740) 360-0609 Email: lionlynn12@yahoo.com Website: mariontwp.org Larry Ballinger 1262 Skeawood Drive Ph: 740.389.2016 Email: lballinger@mariontwp.org Website: mariontwp.org Karen McCleary 1145 Yorkshire Dr. Ph: 740.389.2995 Email: karen.mccleary09@gmail.com Website: mariontwp.org
Marion Township Fire District	Chief Ben Meddles 115 North High St P.O. Box 305 Caledonia, OH 43314 Ph: 740.387.5404 Email: bmeddles@mariontwp.org Website: mariontwp.org/Pages/FireDepartment.aspx
Marion Business Organizations Chamber of Commerce	Pam Hall, President Marion Area Chamber of Commerce 267 West Center St Suite 200 Marion, OH 43302 Ph: 740.382.2181 Email: phall@marionareachamber.org Website: marionareachamber.org
Convention & Visitors Bureau	Mark Holbrook, Executive Director Marion Area Convention & Visitors Bureau Mallard Square



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	1713 Marion Mt Gilead Rd Suite 110 Marion, OH 43302 Ph: 740.389.9770 Email: info@visitmarionohio.com Website: visitmarionohio.com
Downtown Marion	Clarissa Myers, Manager Downtown Marion, Inc. 267 West Center St Suite 220 Marion, OH 43302 Ph: 740.802.7329 Email: manager@downtownmarion.com Website: downtownmarion.com