



**Greenkeeper Complex**  
**1798 Marion Cardington Road**  
**Marion, OH 43302**

Building Information	
Building Name	Greenkeeper Building Complex
Building Address	1798 Marion Cardington Road
Building Type	Office/Light Industrial/Warehouse/Distribution
Zoning	RB – Rural-Business
Year Built	2004
Total Building Square Footage	Five buildings totaling 54,500
Office Square Footage	9,600
Minimum Available Square Footage	5,000
Maximum Available Square Footage	54,500
Is Contiguous	No
Is Divisible - Minimum	Yes – 5,000
Expandable	No
Minimum Ceiling Height	8.5'
Maximum Ceiling Height	15.5'
Total Acreage	10
For Sale?	Yes
Sale Price	Negotiable
For Lease?	Yes
Lease Price and Lease Type	Negotiable
Number of Floors	1
Building Condition	All Excellent
Floor Type and Thickness	Concrete
Wall Type	Metal
Roof Type	Metal
Crane	No
Number of Truck Docks and Drive Ins	2 docks – 11 drive-ins
Previous Use	Warehouse
Multi-tenant	Yes
Sprinkler	No
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$48.66/1000@35% Valuation (2017)
Possible Incentives, Please Describe	State Job Creation Tax Credit – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	Over 54,000 sq. ft. of office/light manufacturing/warehouse/distribution in five buildings. Facility is well cared for and in excellent condition. All concrete drives and parking. Beautiful rural setting with pond in the center of five buildings. Located in Richland Township. Visible from four lane limited access US 23. Seven miles to privately owned Marion Intermodal Facility with service to North American continent by CSX rail and Schneider Trucking. Separate office building.



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Utility Information	
Electric Provider	AEP
Electric Details	Office – 600A; All other buildings – 200A single phase
Natural Gas Provider	N/A
Natural Gas Details	Propane tank
Water Provider	N/A
Water Details	2 wells
Sewer Provider	N/A
Sewer Details	Septic system
Telecom Provider	Frontier
Telecom Details	2 PRIs
Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 8 mi Port Columbus International – 51 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four-lane US 23 N – 5.5 mi; Four-lane US 23 S – 5.6 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No – MIC Multimodal facility – 7 mi
Additional Information / Attachments	
Images	
	
	
Contact Information	<p>Gus Comstock, Director  Marion CAN DO!  222 W Center St, Marion, OH 43302  Ph: 740.387.2267  Email: gusc@marioncando.com  Website: marioncando.com</p>



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	Denny Ferguson, Executive Assistant Marion CAN DO! 222 West Center St, Marion, OH 43302 Ph: 740.387.2267 Email: denny222@marioncando.com Website: marioncando.com
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 Marion/Marion County Regional Planning 222 West Center St Marion, OH 43302 Ph: 740.223.4140      Email: klengieza@co.marion.oh.us Website: marionohioplanning.org
Ohio Means Jobs Marion County	Ron Meade, Administrator of Workforce Development Ohio Means Jobs – Marion County 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: <a href="https://www.columbiagasohio.com">https://www.columbiagasohio.com</a>
Telecommunications	Tom Travis, General Manager, Central Ohio Frontier Communications 2780 Liberty Rd



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	<p>Delaware, OH 43015 Ph: 740.369.2780      Email: thomas.travis@ftr.com Website: frontier.com</p>
	<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</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</p>
Department of Services	<p>Randy Caryer, Director 233 West Center St Marion, OH 43302 Ph: 740.387.4705      Email: rcaryer@marioncity.org</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>



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Department of Fire	Chuck Deem, Chief 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525      Email: chief@mcfd.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  Ken Stiverson Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001      Email: kstiverson@co.marion.oh.us
Sheriff	Tim Bailey 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244      Email: sheriff@co.marion.oh.us Website: mcoprx.co.marion.oh.us/sheriff
County Engineer	Brad Irons PE, PS, County Engineer Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4110      Email: birons@co.marion.oh.us Website: mcoprx.co.marion.oh.us/engineer
County Sanitation	Roger Dietrich, Sanitary Engineer Marion County Sanitation Department



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222 West Center St  
Marion, OH 43302  
Ph: 740.223.4130      Email: [rdietrich@co.marion.oh.us](mailto:rdietrich@co.marion.oh.us)

**Richland Township:**  
**Trustees**

Roger Groll  
2458 Newmans-Cardington Rd. E.  
Waldo, Ohio 43356  
Ph: 740.726.2603

Glen A. Lehner  
3414 Whetstone River Rd.S.  
Marion, Ohio 43302  
Ph: 74. 38.-3795

Rick Baldinger  
4461 East River Rd.  
Waldo, Ohio 43356  
Phone: (740) 225-5800

**Richland Twp Zoning**

Tom Kightlinger, Inspector  
1807 East River Rd  
Marion, Ohio 43302  
Ph: 740.360-3112      Email: [tlkightlinger@aol.com](mailto:tlkightlinger@aol.com)

**Richland Twp Fire Dept**

Terry Bowdre, Chief  
306 North Marion Street  
Waldo, Ohio 43356  
Ph: 740-726-2830      Email: [chief@fortmorrowfire.com](mailto:chief@fortmorrowfire.com)  
Website: <http://www.fortmorrowfire.com>

**Marion Business Organizations:**

Marion Area Chamber of Commerce      Pam Hall, President  
267 West Center St  
Suite 200  
Marion, OH 43302  
Ph: 740.382.2181      Email: [phall@marionareachamber.org](mailto:phall@marionareachamber.org)  
Website: [marionareachamber.org](http://marionareachamber.org)

**Marion Area Convention  
& Visitors Bureau**

Mark Holbrook, Executive Director  
1713 Marion Mt Gilead Rd  
Suite 110  
Marion, OH 43302  
Ph: 740.389.9770      Email: [info@visitmarionohio.com](mailto:info@visitmarionohio.com)  
Website: [visitmarionohio.com](http://visitmarionohio.com)



**Greenkeeper Complex**  
**1798 Marion Cardington Road**  
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Downtown Marion

Clarissa Myers, Manager

267 West Center St

Suite 220

Marion, OH 43302

Ph: 740.802.7329

Email: [manager@downtownmarion.com](mailto:manager@downtownmarion.com)

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