



Gruber Farm
1103 Columbus Sandusky Road N (SR 98)
Caledonia, OH 43314

Green Site Information	
Site Name	Gruber Farm
Site Address	1103 Columbus Sandusky Road N (SR 98)
Zoning	Agriculture
Industrial Park	No
In City Limits	No
Total Acreage	205
Divisible - Minimum	Yes
For Sale? (Y/N)	Yes
Sale Price	
Possible Incentives	State of Ohio Job Creation Incentive – Columbus 2020 Workforce Training – Ohio Means Jobs Marion County
Property Description	205 acres at the corner of Columbus Sandusky Rd (SR 98) and Patton Pike. Borders the Marion Intermodal Facility. Four miles from the Marion Municipal Airport. Located in Claridon Township.
Utility Information	
Electric Provider	FirstEnergy
Electric Details	12.5 kV on site.
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	3" <55 psi
Water Provider	Aqua Ohio
Water Details	12" 50-55 psi
Sanitary Sewer Provider	City of Marion
Sanitary Sewer Details	Must be extended 3000'
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics, etc.)	
Geographic & Transportation Information	
Topography	Flat
Soil	Blount silt loam 0-c - 43.590 Elliott silty clay c - 6.111 Pewamo silty clay lc - 137.604 Whitaker loam 0-3% c - 8.56 Miscellaneous - 21.4
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 3.6 mi Port Columbus International – 50.5 mi
Interstate (Name and distance)	I – 71 20.7 mi via SR 95
Highway (Name and distance)	Four lane limited access US 23 – 3 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Marion Intermodal Facility with CSX and Schneider Trucking – 2.8 miles.



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Additional Information / Attachments

Images



Contact Information:

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

Denny Ferguson, Executive Assistant
Marion CAN DO!
222 West Center St, Marion, OH 43302
Ph: 740.387.2267 Email: dennyf@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



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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

Claridon Township
Zoning Inspector

Scott Carter
4420 Roberts Rd
Caledonia, OH 43314
Ph: 740.251.8650

Ohio Means Jobs
Marion County

Ron Meade, Administrator 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: <https://www.columbiagasohio.com>

Telecommunications

Stephen Euton, Local Manager – North Central Ohio
Galion-Marion-Delaware
Frontier Communications
29 West Main Street
Norwalk, Ohio 44857
Ph: 419.663.8088 Email: stephen.euton@ftr.com
Website: frontier.com

Marlin Evans, Strategic Account Manager
Charter Spectrum Communications
1015 Olentangy River Rd



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	Columbus, OH 43312 Ph: 614.420.5008 Email: marlin.evans@charter.com Website: spectrum.com
Water	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
Public Works	Scott Bischoff, PE Engineering Department 233 West Center St Marion, OH 43302 Ph: 740.387.2240 Email: sbischoff@marionohio.org Website: marionohio.us/engineering
City Government: Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Email: mayorschertzer@marionoh.org Website: marionohio.us
Department of Safety	Tom Robbins, Director 233 West Center St Marion, OH 43302 Ph: 740.387.5865 Email: trobbins@marioncity.org
Department of Services	Randy Caryer, Director 233 West Center St Marion, OH 43302 Email: rcaryer@marioncity.org Website: marionohio.us
Chief of Police Department	Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolice.com
Chief of Fire Department	Chuck Deem, Chief 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525 Email: chief@mcfcd.us Website: marionohio.us/fire



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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, Commissioner 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, Commissioner 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, Commissioner Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kstiverson@co.marion.oh.us Website: co.marion.oh.us
County Engineer	Brad Irons, County Engineer Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4110 Email: birons@co.marion.oh.us Website: mcoprpx.co.marion.oh.us/engineer
Sheriff	Tim Bailey, Sheriff Marion County 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244 Email: sheriff@co.marion.oh.us Website: mcoprpx.co.marion.oh.us/sheriff
Auditor	Joan Kasotis, Marion County Auditor 222 West Center St Marion, OH 43302 Ph: 740.223.4020 Email: jkasotis@co.marion.oh.us Website: co.marion.oh.us/auditor



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County Sanitation	Roger Dietrich, Sanitary Engineer Marion County Sanitation Department 222 West Center St Marion, OH 43302 Ph: 740.223.4130 Email: rdietrich@co.marion.oh.us
Claridon Township: Trustees	Tommy Ruth 879 Whetstone River Rd. S. Caledonia, Ohio 43314 Phone: 740.360.0851 Timothy Mooney 590 Claridon-Northern Rd. Caledonia, Ohio 43314 Phone: 419.845.3730 Rex Strine 1027 Salem Rd. Caledonia, Ohio 43314 Phone: 419.946.7520
Claridon Township Fire Department	1 st Consolidated Fire District Chief Clint Canterbury 115 North High St. P.O. Box 305 Caledonia, OH 43314 Ph: 419.845.3332 Email: chief101@1stcfd.com Website: www.1stcfd.com
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 1713 Marion Mt Gilead Rd, Suite 110 Marion, OH 43302 Ph: 740.389.9770 Email: info@visitmarionohio.com Website: visitmarionohio.com



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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: www.downtownmarion.com