



Keppord Property
US 23 & Marion Williamsport Road
Marion, OH 43302

| Green Site Information | |
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| Site Name | Keppord Property |
| Site Address | Marion Williamsport Rd |
| Zoning | A-1 Agriculture |
| Industrial Park | No |
| In City Limits | No |
| Total Acreage | 975 |
| Divisible - Minimum | No |
| For Sale? (Y/N) | Yes |
| Sale Price | \$30,000 per Acre |
| Possible Incentives, Please Describe | State of Ohio Job Creation – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County |
| Property Description | 975 acres located north of the Dual Rail Industrial Park across Marion Williamsport Road. Located in Marion Township. Utilities at site boundary or across Marion Williamsport Rd. |
| Utility Information | |
| Electric Provider | Ohio Edison/FirstEnergy |
| Electric Details | 12.5kV at site boundary; 138 kV transmission |
| Natural Gas Provider | Columbia Gas of Ohio |
| Natural Gas Details | 8" @ 30 psig along Marion Williamsport Rd |
| Water Provider | Aqua Ohio |
| Water Details | 16" at 75 psi across Marion Williamsport Rd |
| Sanitary Sewer Provider | City of Marion |
| Sanitary Sewer Details | 30" on the south side of Marion Williamsport Rd |
| Telecom Provider | Time Warner or Frontier |
| Telecom Details | Fiber along Marion Williamsport Rd |
| Geographic & Transportation Information | |
| Topography | Flat |
| Soil | Blount Silt Loam 0-c – 134.798 A Glynwood Silt Loam c – 56.265 A Martinsville Loam 2c – 109.356 A Medway Clay Loam RFc – 308.773 A Pewamo Silty Clay Lc – 79.983 A Sleeth Loam 0-3% SLc – 46.514 A Saranac Sici OF-PH c – 38.507 A |
| Wetlands | No |
| Flood Plain | No |
| Airport (Name and distance) | Marion Municipal Airport – 5.4 mi Port Columbus International – 53 mi |
| Interstate (Name and distance) | I – 71 26 mi via SR 95 |
| Highway (Name and distance) | Four Lane US 23 – 3 mi |
| Rail (Yes/No) (Provider Name & Distance) | Yes – Marion Intermodal Facility – 6.0 mi |



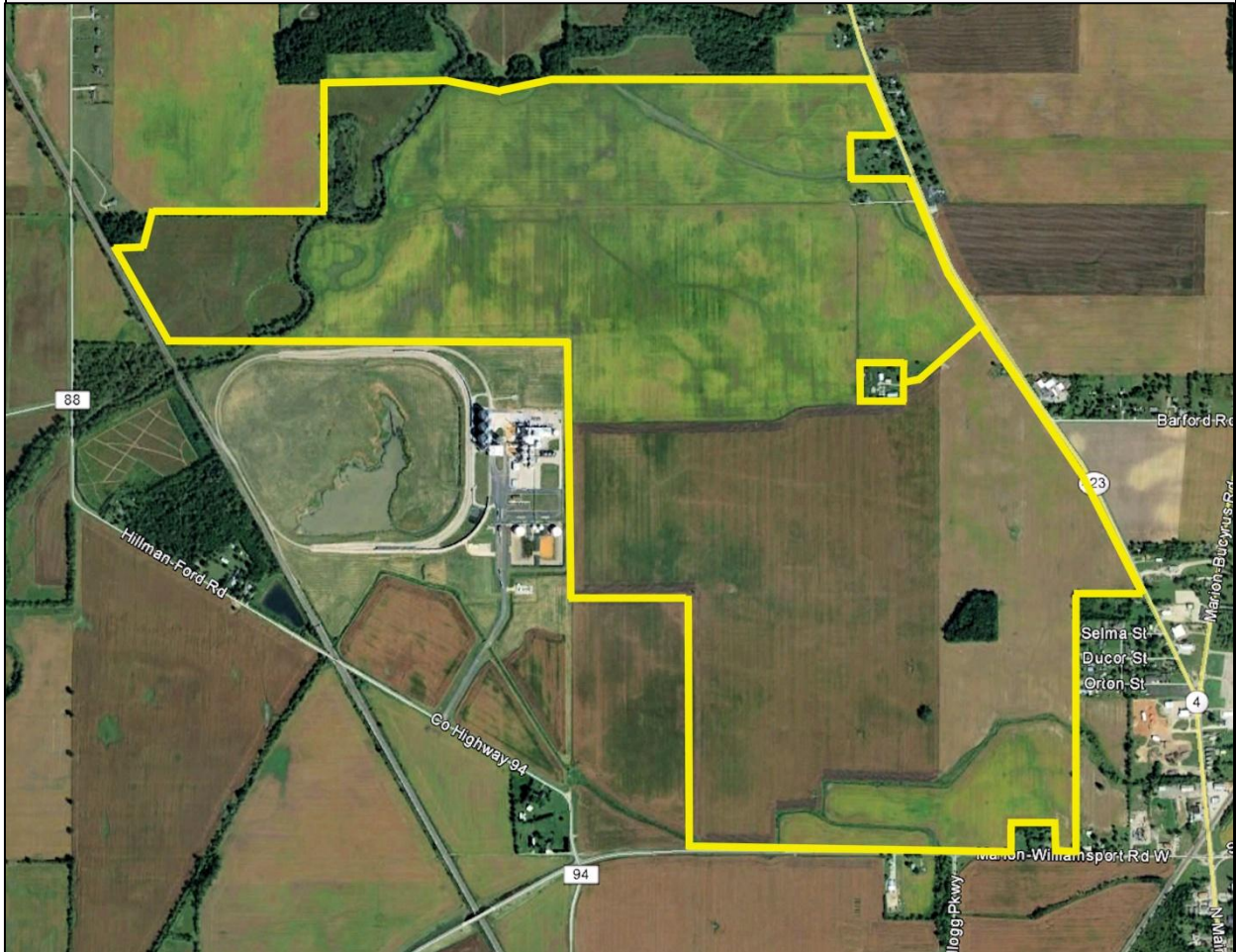
Kexford Property

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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 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 |
| Marion Township Zoning Inspector | Lynn Clabaugh 572 Campbell Rd. Marion, OH 43302 Ph: 740.225.5097 |
| Ohio Means Jobs Marion County | Ron Meade, Administrator Workforce Development 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 Frontier Communications 29 West Main Street Norwalk, Ohio 44857 Ph: 419.663.8088 Email: stephen.euton@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/engineering</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> |
| Chief of Police Department | <p>Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolice.com</p> |
| Chief of Fire Department | <p>Chuck Deem, Chief 186 South Prospect Street</p> |



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| | 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, 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: mcopr.x.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: mcopr.x.co.marion.oh.us/sheriff |



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| Auditor | Joan Kasotis, Auditor Marion County 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, Sanitary Engineer 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, Trustee 510 Eveningside Circle Marion, Ohio 43302 Phone: (740) 360-0609 Email: lionlynn12@yahoo.com Larry Ballinger, Chairman 1262 Skeawood Drive Marion, OH 43302 Ph: 740.389.2016 Email: lballinger@mariontwp.org Karen McCleary, Trustee 1145 Yorkshire Dr. Marion, OH 43302 Ph: 740.389.2995 Email: karen.mccleary09@gmail.com |
| 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 |



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| 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 |
| 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 |