





MIC Building 306
3007 Harding Highway E (SR 309)
Marion, OH 43302

Building Information	
Building Name	MIC 306
Building Address	3007 Harding Highway E
Building Type	Light Manufacturing/Distribution
Zoning	Industrial
Year Built	1952, Renovated 1997
Total Building Square Footage	180,000
Office Square Footage	5,000
Minimum Available Square Footage	180,000
Maximum Available Square Footage	180,000
Is Contiguous	Yes
Is Divisible - Minimum	No
Expandable	No
Minimum Ceiling Height	20'
Maximum Ceiling Height	22'
Total Acreage	
For Sale?	No
Sale Price	N/A
For Lease?	Yes
Lease Price and Lease Type	\$3.75 per sf per year
Number of Floors	1
Building Condition	Excellent
Floor Type and Thickness	6 " Concrete new in 1997
Wall Type	Steel Siding over Concrete new in 1997
Roof Type	Rubber new in 1997
Crane	No
Number of Truck Docks and Drive Ins	8 Docks – 12 Drive-ins
Previous Use	Warehouse
Multi-tenant	Single or Multi-tenant
Sprinkler	Yes, 100% Dry
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$45.61/\$1000@35% Valuation
Possible Incentives, Please Describe	State Job Creation Tax Credit – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	180,000 sq. ft. building for light manufacturing or distribution. Building has 5,000 sq. ft. of office space. Facility is located on the privately owned Marion Industrial Center and privately owned Marion Intermodal Facility. Marion Intermodal Facility is served by CSX and Schneider Trucking with routes to all of North America. Private switching. Marion Industrial Center has over 1.5 million sq. ft. under roof. Located 1.5 miles from limited access four-lane US 23. Two miles from Marion Municipal Airport.



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Utility Information	
Electric Provider	FirstEnergy
Electric Details	Primary – 4.1kV; Delivery – 440 V 3 Phase
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	4" @ 25psi
Water Provider	Aqua Water of Ohio
Water Details	12" @60psi
Sewer Provider	City of Marion
Sewer Details	8"
Telecom Provider	Frontier or Spectrum
Telecom Details	Digital & Fiber
Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport	Marion Municipal Airport – 2 mi Port Columbus International – 51 mi
Interstate	I – 71 23.5 mi via SR 95
Highway	Limited Access Four-lane US 23 N – 1.5 mi
Rail	Yes, CSX on property
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> <p>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</p>



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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
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 Frontier Communications 29 West Main Street Norwalk, Ohio 44857 Ph: 419.663.8088 Email: stephen.euton@ftr.com Website: frontier.com



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	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
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



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	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, 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.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.co.marion.oh.us/sheriff



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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
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



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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: www.downtownmarion.com