







Meta Building
100 Executive Drive
Marion, OH 43302

Building Information	
Building Name	Meta Building
Building Address	100 Executive Drive, Marion, OH 43302
Building Type	Office Complex
Zoning	O-1 (Office-Industrial)
Year Built	1964 (Renovated in 2008)
Total Building Square Footage	82,700
Office Square Footage	82,700
Minimum Available Square Footage	5,000
Maximum Available Square Footage	32,700
Is Contiguous	Yes
Is Divisible - Minimum	No
Expandable	No
Minimum Ceiling Height	9'
Maximum Ceiling Height	9'
Total Acreage	11.7
For Sale?	Yes
Sale Price	\$2,850,000
For Lease?	Yes
Lease Price and Lease Type	\$16.00 sf
Number of Floors	2
Building Condition	Excellent
Floor Type and Thickness	
Wall Type	Concrete & Glass
Roof Type	
Crane	No
Number of Truck Docks and Drive-Ins	2 Drive-in
Previous Use	Office; Current Use – Office
Multi-tenant	Yes
Sprinkler	Yes - Wet
Parking Ratio or Number of Spaces	342 Parking Spaces
Tax Rate	44.53/\$1000 @ 35% Valuation (2017)
Possible Incentives, Please Describe	State of Ohio of Creation Tax Credit – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	Beautiful commercial property for sale or lease. 82,700 sf. of office space on 11.7 landscaped acres. Immediate occupancy. 5 to 10 year lease term. Backup generator (Kohler Power Systems 200KW). Second floor fully available for lease. Tenant Improvement Allowance available subject to tenant requirements.



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Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	Kohler Power Systems 200 KW backup generator
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	
Water Provider	Aqua Ohio
Water Details	
Sewer Provider	City of Marion
Sewer Details	
Telecom Provider	Spectrum, Frontier
Telecom Details	T-1 Fiber
Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 5.3 mi Port Columbus International – 49 mi
Interstate (Name and distance)	I – 71 24.5 mi via SR 95
Highway (Name and distance)	Limited Access Four Lane US 23 – 3.5 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No
Additional Information / Attachments	
Images	
	
	



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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
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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
City of Marion Zoning Inspector	Malcolm Smith 233 West Center St Marion, OH 43302 Phone: 740.383.4114
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



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	Ph: 419.663.8088 Email: stephen.euton@ftr.com Website: frontier.com
	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	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
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: trobbsins@marioncity.org Website: marionohio.us
Department of Services	Randy Caryer, Director 233 West Center St Marion, OH 43302 Email: rcaryer@marioncity.org Website: marionohio.us
Department of Police	Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolice.com



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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:	
Marion County Commissioners	Andy Appelfeller, Commissioner 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 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 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: mcoprx.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: mcoprx.co.marion.oh.us/sheriff
Auditor	Joan Kasotis, Auditor 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, 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 Ph: 740.389.2016 Email: lballinger@mariontwp.org Karen McCleary, Trustee 1145 Yorkshire Dr. 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
Convention & Visitors Bureau	Mark Holbrook, Executive Director Marion Area Convention & Visitors Bureau 1713 Marion Mt Gilead Rd, Suite 110, Mallard Square 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.
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Website: downtownmarion.com