



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

Green Site Information	
Site Name	Rose Avenue
Site Address	311 Rose Avenue, Marion, OH 43302
Zoning	Industrial
Industrial Park	No
In City Limits	Yes
Total Acreage	9.2
Divisible - Minimum	No
For Sale? (Y/N)	Yes
Sale Price	\$138,000
Possible Incentives	State of Ohio Job Creation Incentives – Columbus 2020 Workforce Training – Ohio Means Jobs Marion County
Property Description	9.2 acres located in the City of Marion. Norfolk Southern rail spur is possible. Property has a building constructed in 1905 that has not been maintained and has little or no economic life remaining. Former use was a crane construction facility. Property is fenced.
Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	4.16kv, 15.5kv and 34.5kv on Silver Street
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details	2" medium pressure on Rose Avenue
Water Provider	Aqua Ohio
Water Details	6" line on Rose Avenue
Sanitary Sewer Provider	City of Marion
Sanitary Sewer Details	6" sanitary and an 8" storm on Rose Avenue.
Telecom Provider	Time Warner or Frontier
Telecom Details	
Geographic & Transportation Information	
Topography	Flat
Soil	No Information – Property has rubble from a previously demolished building.
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 4.8 mi Port Columbus International – 50.7 mi
Interstate (Name and distance)	I 71 – 25 mi via SR 95
Highway (Name and distance)	US 23 – four lane limited access – 3.5 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Possible to construct a Norfolk Southern rail spur. Located 5.8 Mi from Marion Intermodal Facility served by CSX and Schneider Trucking.



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

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: 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

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



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

Marion Township
Zoning Inspector

Lynn Clabaugh
572 Campbell Rd
Marion, OH 43302
Phone: 740.225.5097

Ohio Means Jobs
Marion County

Ron Meade, Director
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

Tommy Young, Economic Development Manager
Columbia Gas of Ohio, Inc.
Ph: 614.460.7809 Email: thomasyoung@nisource.com
Website: columbiagasohio.com

Telecommunications

Tom Travis, General Manager, Central Ohio
Frontier Communications
2780 Liberty Rd
Delaware, OH 43015
Ph: 740.369.2780 Email: thomas.travis@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



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

Public Works	Jim Bischoff, PE Marion City Engineer 233 West Center St Marion, OH 43302 Ph: 740.387.2240 Email: jbischoff@marionohio.org
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 Department of Public Safety 233 West Center St Marion, OH 43302 Ph: 740.387.5865 Email: trobbsins@marioncity.org Website: marionohio.us
Department of Services	Randy Caryer Department of Public Service 233 West Center St Marion, OH 43302 Email: rcaryer@marioncity.org Website: marionohio.us
Public Works	Jim Bischoff PE Department of Public Works 233 West Center St Marion, OH 43302 Ph: 740.387.2240 Email: jbischoff@marionohio.org Website: marionohio.us
Chief of Police Department	Bill Collins Marion Police Department 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolic.com
Chief of Fire Department	Chuck Deem Marion Fire & EMS Department 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525 Email: chief@mcfcd.us Website: marionohio.us/fire



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

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
Website: 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
Website: co.marion.oh.us

County Engineer

Brad Irons PE, PS
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
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

Auditor

Joan Kasotis
Marion County
222 West Center St
Marion, OH 43302



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

	Ph: 740.223.4020 Email: jkasotis@co.marion.oh.us Website: co.marion.oh.us/auditor
County Sanitation	Roger Dietrich, Director Marion County Sanitation Department 222 West Center St Marion, OH 43302 Ph: 740.223.4130 Email: rdietrich@co.marion.oh.us
Marion Township: Trustees	Larry Ballinger 1262 Skeawood Drive Ph: 740.389.2016 Email: lballinger@mariontwp.org Website: mariontwp.org Karen McCleary 1145 Yorkshire Dr. Ph: 740.389.2995 Email: karen.mccleary09@gmail.com Website: mariontwp.org Lynn Thomas 510 Eveningside Circle Marion, Ohio 43302 Ph: (740) 360-0609 Email: lionlynn12@yahoo.com Website: mariontwp.org
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 Mallard Square 1713 Marion Mt Gilead Rd Suite 110 Marion, OH 43302



Rose Avenue Property
311 Rose Avenue
Marion, OH 43302

Downtown Marion

Ph: 740.389.9770 Email: info@visitmarionohio.com
Website: visitmarionohio.com

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