



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

Building Information	
Building Name	Bartram Building
Building Address	400 Bartram Ave
Building Type	Warehouse/Distribution/Light Manufacturing
Zoning	I-1
Year Built	1976
Total Building Square Footage	8400
Office Square Footage	1850
Minimum Available Square Footage	8400
Maximum Available Square Footage	8400
Is Contiguous	Yes
Is Divisible - Minimum	No
Expandable	Yes
Minimum Ceiling Height	
Maximum Ceiling Height	
Total Acreage	9.6
For Sale? (Y/N)	Yes
Sale Price	\$450,000
For Lease? (Y/N)	No
Lease Price and Lease Type	N/A
Number of Floors	1
Building Condition	Good
Floor Type	Concrete
Wall Type	Metal
Roof Type	
Crane	No
Number of Truck Docks and Drive Ins	1 Drive-in
Previous Use	Recycling Center
Multi-tenant (Yes or no)	No
Sprinkler	No
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$47.24/\$1000@35% Valuation (2017)
Possible Incentives, Please Describe	State of Ohio Incentives – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	Former recycling facility. Rail spur possible.
Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Line	12.5kV 3 phase service
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Line	2" medium pressure
Water Provider	Aqua Ohio
Water Line	8"
Sewer Provider	City of Marion



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

Sewer Line	12"
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics)	
<b>Geographic &amp; Transportation Information</b>	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 4.5 mi Port Columbus International – 55 mi
Interstate (Name and distance)	I – 71 26.5 mi via SR 95
Highway (Name and distance)	US 23 – four lane limited highway – 4 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Norfolk & Southern rail spur possible. Main line runs parallel to the west property line.
<b>Additional Information / Attachments</b>	
<p>Images</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 45%;">  </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"></div> <div style="width: 45%;">  </div> </div>	
Contact Information	<p>Gus Comstock, Director  Marion CANDO!  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 CANDO!  222 West Center St, Marion, OH 43302  Ph: 740.387.2267  Email: dennyf@marioncando.com  Website: marioncando.com</p>



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

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 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



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

	<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</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 233 West Center St Marion, OH 43302      Email: rcaryer@marioncity.org Website: marionohio.us</p>
Department of Police	<p>Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525      Email: wcollins@marionohio.org Website: marionohiopolice.com</p>
Department of Fire	<p>Chuck Deem 186 South Prospect Street</p>



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

	Marion, OH 43302 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 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: mcoprpx.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: mcoprpx.co.marion.oh.us/sheriff



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

Auditor	Joan Kasotis 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, 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	Ben Meddles, Chief 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



**Bartram Avenue Building**  
**400 Bartram Avenue**  
**Marion, OH 43302**

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](mailto:info@visitmarionohio.com)  
Website: [visitmarionohio.com](http://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](mailto:manager@downtownmarion.com)  
Website: [downtownmarion.com](http://downtownmarion.com)