



**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	\$165,000
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.



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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: 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



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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



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Public Works	Jim Bischoff, PE Marion City Engineer 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: <a href="mailto:jbischoff@marionohio.org">jbischoff@marionohio.org</a>
City Government: Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591      Email: <a href="mailto:mayorschertzer@marionoh.org">mayorschertzer@marionoh.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Department of Safety	Tom Robbins, Director Department of Public Safety 233 West Center St Marion, OH 43302 Ph: 740.387.5865      Email: <a href="mailto:trobbsins@marioncity.org">trobbsins@marioncity.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Department of Services	Randy Caryer Department of Public Service 233 West Center St Marion, OH 43302      Email: <a href="mailto:rcaryer@marioncity.org">rcaryer@marioncity.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Public Works	Jim Bischoff PE Department of Public Works 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: <a href="mailto:jbischoff@marionohio.org">jbischoff@marionohio.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Chief of Police Department	Bill Collins Marion Police Department 233 West Center St Marion, OH 43302 Ph: 740.387.2525      Email: <a href="mailto:wcollins@marionohio.org">wcollins@marionohio.org</a> Website: <a href="http://marionohiopolic.com">marionohiopolic.com</a>
Chief of Fire Department	Chuck Deem Marion Fire & EMS Department 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525      Email: <a href="mailto:chief@mcfcd.us">chief@mcfcd.us</a> Website: <a href="http://marionohio.us/fire">marionohio.us/fire</a>



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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



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	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



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	Ph: 740.389.9770      Email: <a href="mailto:info@visitmarionohio.com">info@visitmarionohio.com</a> Website: <a href="http://visitmarionohio.com">visitmarionohio.com</a>
Downtown Marion	Clarissa Myers, Manager Downtown Marion, Inc. 267 West Center St Suite 220 Marion, OH 43302 Ph: 740.802.7329      Email: <a href="mailto:manager@downtownmarion.com">manager@downtownmarion.com</a> Website: <a href="http://downtownmarion.com">downtownmarion.com</a>