



**Showers Property**  
**US 23 & Marion Williamsport Road**  
**Marion, OH 43302**

<b>Green Site Information</b>	
Site Name	Showers Property
Site Address	US 23 & Marion Williamsport Rd
Zoning	I-2 & R-1B
Industrial Park	No
In City Limits	No
Total Acreage	79
Divisible - Minimum	Yes
For Sale? (Y/N)	Yes
Sale Price	\$10,000 per Acre
Possible Incentives, Please Describe	State of Ohio Job Creation – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	79 acres located near 4-lane US 23 at Marion Williamsport exit. Located in Marion Township. Utilities at site boundary or across Marion Williamsport Rd.
<b>Utility Information</b>	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	12.5kV at site boundary
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details (size of line, static pressure)	4" @ 30 psig across Marion Williamsport Rd
Water Provider	Aqua Ohio
Water Details (main size, pressure)	16" at 75 psi across Marion Williamsport Rd
Sanitary Sewer Provider	City of Marion
Sanitary Sewer Details (main size, capacity)	21" across Marion Williamsport Rd
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics, etc.)	Fiber across Marion Williamsport Rd
<b>Geographic &amp; Transportation Information</b>	
Topography	Flat
Soil	Blount Silt Loam 0c – 10.9 A Milford Silty Clay C – 27.3 A Pewamo Silty Clay Lc – 31.7 A Pewamo Silty Clay Lp – 0.16 A Blount Silt Loam 0-W – 5.3 A Pewamo Silty Clay Lw- 3.7 A
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 3.4 mi Port Columbus International – 52 mi
Interstate (Name and distance)	I – 71 25 mi via SR 95
Highway (Name and distance)	Four Lane US 23 – Site at US 23 exit
Rail (Yes/No) (Provider Name & Distance)	Yes – Marion Intermodal Facility – 3.7 mi

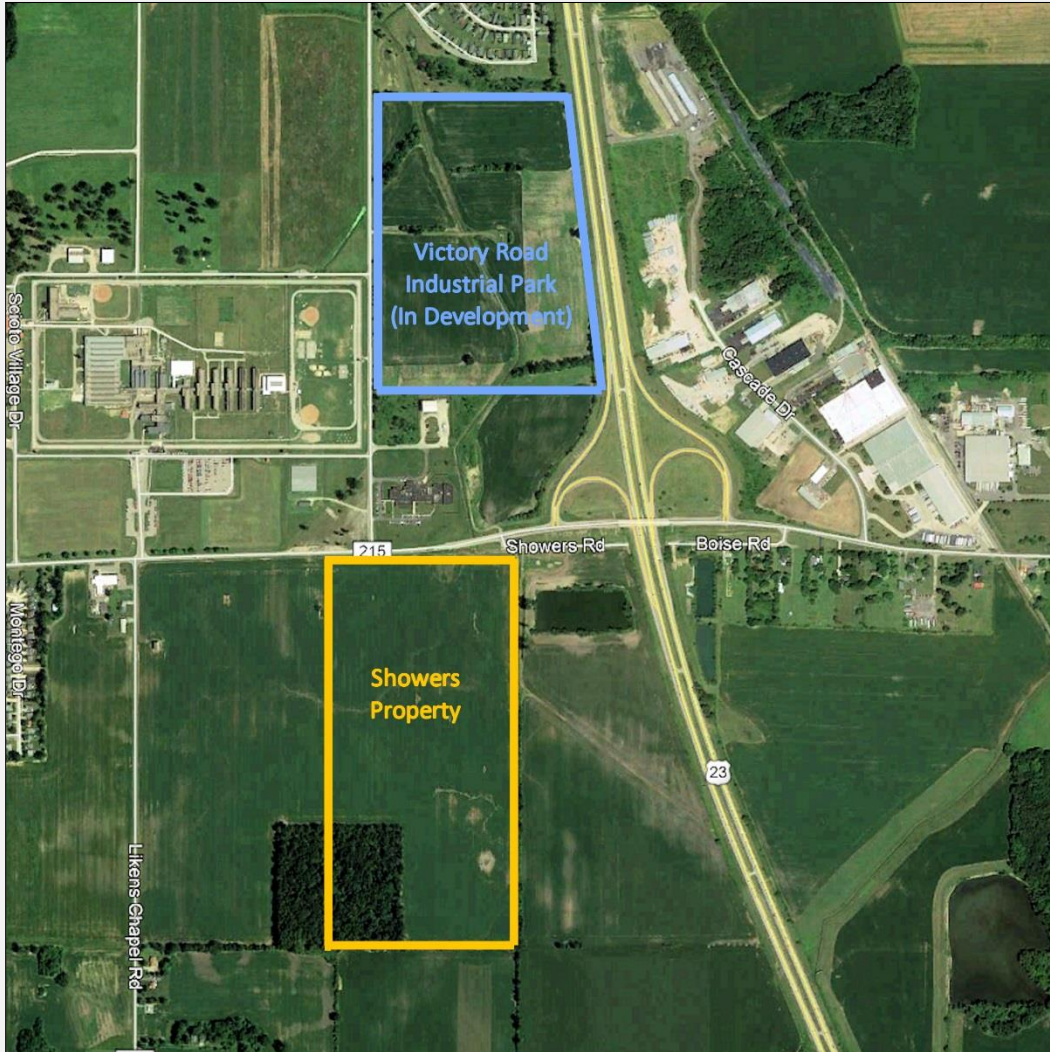


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## Additional Information / Attachments

### 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: denny222@marioncando.com  
Website: marioncando.com



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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
Marion Township Zoning Inspector	Lynn Clabaugh 572 Campbell Rd. Marion, OH 43302 Ph: 740.225.5097
Ohio Means Jobs Marion County	Ron Meade, Administrator Workforce Development 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: <a href="https://www.columbiagasohio.com">https://www.columbiagasohio.com</a>
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: <a href="http://www.frontier.com">www.frontier.com</a>



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



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



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Auditor	Joan Kasotis, Auditor 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, 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 Marion, OH 43302 Ph: 740.389.2016      Email: lballinger@mariontwp.org  Karen McCleary, Trustee 1145 Yorkshire Dr. Marion, OH 43302 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	Mark Holbrook, Executive Director





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Bureau	Marion Area Convention & Visitors Bureau Mallard Square 1713 Marion Mt Gilead Rd, Suite 110 Marion, OH 43302 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>