



# HARDING LAKE BUILDING

1770 Harding Highway E  
Marion, OH 43302

## INDUSTRIAL BUILDING PROFILE

**DESCRIPTION:** 9,000 sq ft of distribution or warehousing space for lease. Building located on 15 acres with easy access to US 23

**TOTAL SQ. FT.** 18,000

**AVAILABLE SQ. FT.** 9,000

**OFFICE SQ. FT.** 1,000

**CEILING HEIGHT:** 20 ft.

**NUMBER OF FLOORS:** 1

**CONDITION:** Excellent

**FLOOR TYPE:** Concrete

**WALL TYPE:** Steel siding over block

**ROOF TYPE:** Pitched standing seam

**MULTI-TENANT:** Yes

**TRUCK DOCKS:** 4

**DRIVE-IN DOORS:** 0

**CRANE:** No

**SPRINKLERS:** Yes

**ZONING:** Commercial

**INDUSRTIAL PARK:** No

**ACREAGE:** 15.25

**INCENTIVES:** Possible



### TRANSPORATION:

**Highways:** US 23, SR 309, SR 98

**Interstate:** I-71 (30 mi via SR 95), I-75 (50 mi via 4 lane US 23)

**Rail:** Potential

**Airports:** Port Columbus International (45 mi.), Marion Municipal

**ELECTRIC:** Ohio Edison  
**Primary:**

**GAS:** Columbia Gas of Ohio  
**Main Size:**

**WATER:** Aqua Water of Ohio  
**Main Size:**

### TAXES:

**Real (Eff. Rate – 2013):**  
\$54.27/1000@35%

**SANITARY SEWER:** City of Marion

**Main Size:**

### TELECOMMUNICATIONS:

**Local Carrier:** Frontier

**Switching:** Digital

**Type of Service:** Both

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