



MPS BUILDING 63
617 West Center Street
Marion, OH 43302

INDUSTRIAL BUILDING PROFILE

DESCRIPTION: Almost 94,000 sq. ft. of industrial/distribution space in excellent condition on the west side of Marion. This facility is located at SR 95 and SR 309. It was part of Marion Power Shovel.

TOTAL SQ. FT. 93,875

AVAILABLE SQ. FT. 93,875

OFFICE SQ. FT. 2,000

CEILING HEIGHT: 34-46'

NUMBER OF FLOORS: 1

CONDITION: Built – 1910
Excellent

FLOOR TYPE: Concrete

WALL TYPE: Brick/concrete

ROOF TYPE: Metal

TRUCK DOCKS: 8

DRIVE-IN DOORS: 3

CRANE: 5 cranes

SPRINKLERS: Yes

ZONING: Industrial

INDUSTRIAL PARK: Yes

INCENTIVES: Possible

TAXES: Real (Eff. Rate – 2013)
\$47.58/1000@35% Evaluation



TRANSPORTATION:

Highways: SR 309, SR 95, SR 4
SR 739, US 23

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

Rail: CSX

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

GAS: Columbia Gas of Ohio

WATER: Aqua Water of Ohio
Main Size: 24" @ 75 PSI

ELECTRIC: Ohio Edison
Primary: 69 kV

SANITARY SEWER: City of
Marion

Excess Capacity: 2,000,000 GPD

TELECOMMUNICATIONS:

Local Carrier: Frontier

Switching: Digital

Type of Service: Both

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