



XY Building
1207 Cheney Avenue
Marion, OH 43302

Building Information	
Building Name	XY Building
Building Address	1207 Cheney Avenue, Marion, OH 43302
Building Type	Heavy Manufacturing
Zoning	I-2 Industrial
Year Built	1970
Total Building Square Footage	250,000
Office Square Footage	10,000
Minimum Available Square Footage	40,000
Maximum Available Square Footage	125,000
Is Contiguous	Yes
Is Divisible - Minimum	Yes – 40,000
Expandable	Yes
Minimum Ceiling Height	57'
Maximum Ceiling Height	57'
Total Acreage	28
For Sale? (Y/N)	Yes
Sale Price	Negotiable
For Lease? (Y/N)	Yes
Lease Price and Lease Type	6.00/sf NNN
Number of Floors	1
Building Condition	Excellent
Floor Type	Heavy Concrete
Wall Type	Masonry & Metal
Roof Type	Rubber
Crane	Yes
Number of Truck Docks and Drive Ins	Docks – 9 Drive In – 4
Previous Use	Heavy Equipment Manufacturing
Multi-tenant (Yes or no)	Yes
Sprinkler	No
Parking Ratio or Number of Spaces	Ample
Tax Rate	\$47.90/\$1000@35% Valuation
Possible Incentives, Please Describe	State – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	125,000 sq. ft. of heavy manufacturing and industrial/distribution space in excellent condition. Five cranes rated at 150 tons. Located in southwest Marion close to SR 4, SR 423, SR 309 and US 23. CSX rail to the building.



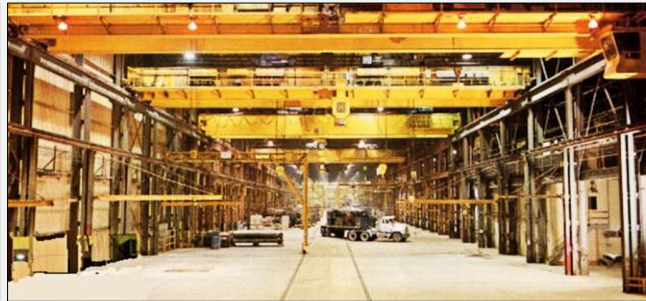
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Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details (kV, redundancy, distance to substation)	138kV – 3 phase
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details (size of line, pressure/PSI)	12" 60 psi
Water Provider	Aqua Ohio
Water Details (main size, static pressure)	8"
Sewer Provider	City of Marion
Sewer Details (main size, capacity)	
Telecom Provider	Time Warner or Frontier
Telecom Details (DSL, T1, Fiber Optics)	

Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 6.5 mi Port Columbus International – 50 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four Lane Limited Access US 23 – 4 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Active CSX rail to building.

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



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Additional Contacts

State of Ohio Incentives:

Chris Strayer, Client Solutions Officer
Columbus 2020
150 South Front St, Suite 200
Columbus, OH 43215
Ph: 614.225.6905 Email: cs@columbusregion.com
Website: columbusregion.com

Archit Dhir, Project Manager, International Lead
Columbus 2020
150 South Front St, Suite 200
Columbus, OH 43215
Ph: 614-225-6083 Email: ad@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

**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

Jamie Briehl, New Business Development Manager
Columbia Gas of Ohio
2901 East Manhattan Blvd
Toledo, OH 43611
Ph: 419.539.6049 Email: jbriehl@nisource.com
Website: columbiagasohio.com



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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
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
Marion City Sewer	Roger Baldinger, Sewer Department 1810 Marion Agosta Rd Marion, OH 43302 Ph: 740.383.6051 Email: rogerbaldinger@marionohio.org Website: marionohio.us/wpc
Marion City Engineer	Scott Bishop, Assistant City Engineer Engineering Department 233 West Center St Marion, OH 43302 Ph: 740.387.2240 Email: sbishop@marionohio.org Website: marionohio.us/engineering
City Government: Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Email: mayorschertzer@marionoh.org Website: marionohio.us
Safety Director	Tom Robbins, Director Department of Public Safety 233 West Center St Marion, OH 43302 Ph: 740.387.5865 Email: trobbins@marioncity.org
Service Director	Jay Shoup, Director Department of Public Service 233 West Center St Marion, OH 43302 Email: jshoup@marioncity.org Ph: 740.387.4705



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1207 Cheney Avenue
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Chief of Police

Bill Collins, Chief
Marion Police Department
233 West Center St
Marion, OH 43302
Ph: 740.387.2525 Email: wcollins@marionohio.org
Website: marionohiopolice.com

Chief of Fire

Ralph Zwolle, Chief
Marion Fire & EMS Department
186 South Prospect Street
Marion, OH 43302
Ph: 740.387.2525 Email: chief@mcfd.us
Website: marionohio.us/fire

Marion City Zoning Inspector

Malcolm Smith
233 W. Center St.
Marion, Ohio 43302
Ph: 740.383.4114

740-387-2525 740-387-2525

Marion Municipal Airport

Audrey Wagner, Director of Aviation
Marion Municipal Airport
1530 Pole Lane Rd.
Marion, OH 43302-8514
Ph: 740.382.1634 Email: a.wagner@marionairport.com
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

Dan Russell
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Sheriff	Tim Bailey, Sheriff 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
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: mcoprpx.co.marion.oh.us/engineer
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 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
CVB	Diane Watson, 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 Website: visitmarionohio.com
Downtown Marion	Nissa Stump, Manager Downtown Marion, Inc. 267 West Center St Suite 220 Marion, OH 43302 Ph: 740.802.7329 Email: manager@downtownmarion.com Website: downtownmarion.com