



CAMPBELL ROAD BUILDING

1299 Campbell Road
Marion, OH 43302

OFFICE BUILDING PROFILE

DESCRIPTION: 12,000 sq ft office building on five acres for lease. Rural setting. Ample (40+) parking spaces. Lease rate of \$6.00 sq ft/yr. 14 fully, carpeted offices. Lounge and kitchen area. Conference room. Storage area. Front and rear entrances.

TOTAL SQ. FT. 12,000

AVAILABLE SQ. FT. 12,000

YEAR BUILT: 1975

NUMBER OF FLOORS: 1

MULTI-TENANT: Yes

ZONING: R-1C

CLEAR CEILING HT: 8'6"

ROOF: Metal/Standing Seam

ELECTRIC PROVIDER: Ohio Edison – 208V, 1200A

GAS PROVIDER: Columbia Gas

WATER PROVIDER: Aqua Ohio

SANITARY SEWER: City of Marion

TELECOMMUNICATIONS:

Local Carrier: Frontier; Time Warner

TRANSPORATION:

Highways: SR 95, SR 739

PARKING: 40 spaces



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

Airports: Marion Municipal (7.5 mi); Port Columbus International (54 mi)

CONTACT: Gus Comstock
gusc@marioncando.com

740-387-2267

800-841-7302