Frontier Building
1300 Columbus Sandusky Road N
Marion, OH 43302

Building Information	
Building Name	Frontier Building
Building Address	1300 Columbus Sandusky Rd N, Marion, OH 43302
Building Type	Office Complex
Zoning	O-I (Office-Industrial)
Year Built	1976-1978
Total Building Square Footage	183,000
Office Square Footage	183,000
Minimum Available Square Footage	183,000
Maximum Available Square Footage	183,000
Is Contiguous	Yes
Is Divisible - Minimum	No
Expandable	Yes
Minimum Ceiling Height	
Maximum Ceiling Height	
Total Acreage	49
For Sale? (Y/N)	Yes
Sale Price	3,490,000
For Lease? (Y/N)	Yes
Lease Price and Lease Type	Negotiable
Number of Floors	1
Building Condition	Excellent
Floor Type and Thickness	
Wall Type	Brick
Roof Type	
Crane	No
Number of Truck Docks and Drive-Ins	2 Drive-in
Previous Use	Office and also current use
Multi-tenant (Yes or no)	Yes
Sprinkler	Yes - Wet
Parking Ratio or Number of Spaces	1,300 Parking Spaces
Tax Rate	55.08/$1000@35% Valuation
Possible Incentives, Please Describe	State – Columbus 2020 Workforce Grant – Ohio Means Jobs Marion County
Property Description	Beautiful commercial property for sale or lease. 183,000 s. f. of office space on 49 landscaped acres. Dual feed power, backup generators, full service cafeteria with cafes throughout the building, auditorium with 100+ seating, classrooms and training rooms. Easy Access to four-lane US 23.

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Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details (redundancy, distance to substation)	277V - 2 Redundant power feeds. Diesel generator supports full building backup.
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details (size of line, static pressure)	3" <55 psi
Water Provider	Aqua Ohio
Water Details (main size, pressure)	12" 50-55 psi
Sewer Provider	On-site treatment facility
Sewer Details (main size, capacity)	N/A
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics, etc.)	
Geographic & Transportation Information	
Topography	Flat
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 4 mi Port Columbus International – 54 mi
Interstate (Name and distance)	I – 71 26 mi via SR 95
Highway (Name and distance)	Four Lane US 23 via northwest connector – 4 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No
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: 740.387.2267Email: 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 Mario, 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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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
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 Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: drussell@co.marion.oh.us
	Ken Stiverson Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kstiverson@co.marion.oh.us
Sheriff	Tim Bailey, Sheriff 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244 Email: sheriff@co.marion.oh.us Website: mcoprx.co.marion.oh.us/sheriff

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1300 Columbus Sandusky Road N
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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: mcoprx.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

Claridon Township Trustees

Tommy Ruth
879 Whetstone River Rd. S.
Caledonia, Ohio 43314
Ph: 740.360.0851

Timothy Mooney
590 Claridon-Northern Rd.
Caledonia, Ohio 43314
Ph: 419.845-3730

Rex Strine
1027 Salem Rd.
Caledonia, Ohio 43314
Ph: 419.946.7520

Claridon Township Zoning Inspector

Scott Carter
4420 Roberts Rd.
Caledonia, Ohio 43314
Cell: 740.251.8650

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

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	1713 Marion Mt Gilead Rd Suite 110 Marion, OH 43302 Ph: 740.389.9770 Email: info@visitmarionohio.com Website: visitmarionohio.com
Downtown Marion	Beth Meadows, Chair Downtown Marion, Inc. 267 West Center St Suite 220 Marion, OH 43302 Ph: 740.802.7329 Email: Website: downtownmarion.com