



KABLE BUILDING
1290 Mount Vernon Avenue
Marion, OH 43302

OFFICE BUILDING PROFILE

DESCRIPTION: Up to 40,000 sq. ft. of office space available for lease. Located in the Marion Plaza shopping center. Former site of a large call center. Ample parking.

TOTAL SQ. FT. 80,000

AVAILABLE SQ. FT. 40,000

YEAR BUILT: 1960
Excellent condition

NUMBER OF FLOORS: 1

MULTI-TENANT: Yes

ZONING: Commercial/Office

ELECTRIC: Ohio Edison
Location: On site

GAS: Columbia Gas of Ohio

WATER: Aqua Water of Ohio

SANITARY SEWER: City of
Marion

TELECOMMUNICATIONS:
Local Carrier: Verizon North
Switching: Digital
Type of Service: Both

TAXES: Real (Eff. Rate, 2013)
\$57.17/1000@35% Evaluation



TRANSPORATION:

Highways: US 23, SR 203, SR 4,
SR 739

Interstate: I-71, I-75

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

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