

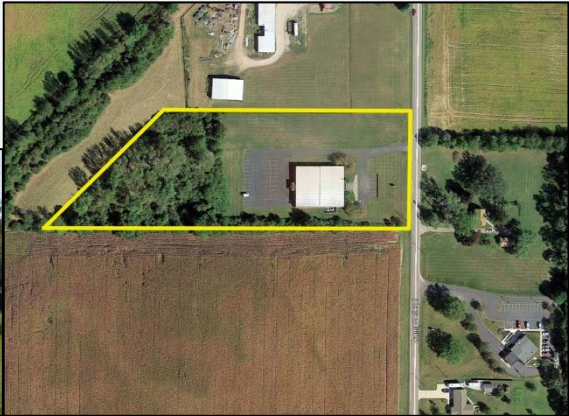




**Campbell Road Building**  
**1299 Campbell Road**  
**Marion, OH 43302**

Building Information	
Building Name	Campbell Road
Building Address	1299 Campbell Rd, Marion, OH 43302
Building Type	Office Complex
Zoning	R-1C (Residential – Commercial)
Year Built	1975
Total Building Square Footage	12,000
Office Square Footage	12,000 – 14 Offices
Minimum Available Square Footage	12,000
Maximum Available Square Footage	12,000
Is Contiguous	Yes
Is Divisible - Minimum	No – Building is 14 fully carpeted offices
Expandable	Yes
Minimum Ceiling Height	8'6"
Maximum Ceiling Height	8'6"
Total Acreage	5
For Sale? (Y/N)	Yes
Sale Price	\$3,490,000
For Lease? (Y/N)	Yes
Lease Price and Lease Type	\$6.00
Number of Floors	1
Building Condition	Excellent
Floor Type and Thickness	
Wall Type	Brick
Roof Type	Metal/Standing Seam
Crane	None
Number of Truck Docks and Drive-Ins	None
Previous Use	Office and also current use
Multi-tenant (Yes or no)	Yes
Sprinkler	Yes - Wet
Parking Ratio or Number of Spaces	40 spaces
Tax Rate	47.49/\$1000@35% Valuation
Possible Incentives, Please Describe	State of Ohio Job Creation Incentives – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	12,000 sq ft office building on five acres for sale or lease. Rural setting in Marion Township. 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.



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Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details	12.5 kV Primary – 208V, 1200A
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details (size of line, static psi)	8" >60 psi
Water Provider	Well
Water Details (main size, pressure)	N/A
Sewer Provider	City of Marion
Sewer Details	15" Main Line
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 – 7.5 mi Port Columbus International – 51.5 mi
Interstate (Name and distance)	I – 71 27 mi
Highway (Name and distance)	Four Lane US 23 – 6 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	No
Additional Information / Attachments	
Images	
	
	



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**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: denny222@marioncando.com  
Website: marioncando.com

**State of Ohio Incentives:**

Columbus 2020  
150 South Front St, Suite 200  
Columbus, OH 43215  
Ph: 614.225.6063      Email: sb@columbusregion.com  
Website: columbusregion.com

**Local Incentives & Zoning:**

Marion City/County  
Regional Planning

Ken Lengieza, Director  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4140      Email: klengieza@co.marion.oh.us  
Website: marionohioplanning.org

City of Marion  
Zoning Inspector

Malcolm Smith  
233 West Center St  
Marion, OH 43302  
Phone: 740.383.4114

Ohio Means Jobs  
Marion County

Ron Meade, Administrator Workforce Development  
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

Thomas Young, Economic Development Manager  
Columbia Gas of America



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	290 W Nationwide Blvd Columbus, OH 43215 Ph: 614.620.9146      Email: thomasyoung@nisource.com Website: <a href="https://www.columbiagasohio.com">https://www.columbiagasohio.com</a>
Telecommunications	Stephen Euton, Local Manager – North Central Ohio Frontier Communications 29 West Main Street Norwalk, Ohio 44857 Ph: 419.663.8088      Email: stephen.euton@ftr.com Website: frontier.com
	Marlin Evans, Strategic Account Manager Charter Spectrum Communications 1015 Olentangy River Rd Columbus, OH 43312 Ph: 614.420.5008      Email: marlin.evans@charter.com Website: spectrum.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
Public Works	Jim Bischoff, PE Marion City Engineer 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: jbischoff@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
Department of Safety	Tom Robbins, Director 233 West Center St Marion, OH 43302 Ph: 740.387.5865      Email: trobbins@marioncity.org Website: marionohio.us
Department of Services	Randy Caryer, Director



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	233 West Center St Marion, OH 43302 Website: marionohio.us	Email: rcaryer@marioncity.org
Department of Police	Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Website: marionohiopolice.com	Email: wcollins@marionohio.org
Department of Fire	Chuck Deem, Chief 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525 Website: marionohio.us/fire	Email: chief@mcfed.us
Marion Municipal Airport	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Website: marionairport.com	Email: mayorschertzer@marionoh.org
County Government: Marion County Commissioners	Andy Appelfeller, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Website: co.marion.oh.us	Email: aappelfeller@co.marion.oh.us
	Kerr Murray, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Website: co.marion.oh.us	Email: kmurray@co.marion.oh.us
	Ken Stiverson, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Website: co.marion.oh.us	Email: kstiverson@co.marion.oh.us
County Engineer	Brad Irons, County Engineer Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4110 Website: mcopr.co.marion.oh.us/engineer	Email: birons@co.marion.oh.us



**Campbell Road Building**  
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Sheriff	Tim Bailey, Sheriff Marion County 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244      Email: <a href="mailto:sheriff@co.marion.oh.us">sheriff@co.marion.oh.us</a> Website: <a href="http://mcoopr.co.marion.oh.us/sheriff">mcoopr.co.marion.oh.us/sheriff</a>
Auditor	Joan Kasotis, Auditor Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4020      Email: <a href="mailto:jkasotis@co.marion.oh.us">jkasotis@co.marion.oh.us</a> Website: <a href="http://co.marion.oh.us/auditor">co.marion.oh.us/auditor</a>
County Sanitation	Roger Dietrich, Sanitary Engineer Marion County Sanitation Department 222 West Center St Marion, OH 43302 Ph: 740.223.4130      Email: <a href="mailto:rdietrich@co.marion.oh.us">rdietrich@co.marion.oh.us</a>
Marion Township: Trustees	Lynn Thomas, Trustee 510 Eveningside Circle Marion, Ohio 43302 Phone: (740) 360-0609      Email: <a href="mailto:lionlynn12@yahoo.com">lionlynn12@yahoo.com</a>  Larry Ballinger 1262 Skeawood Drive Ph: 740.389.2016      Email: <a href="mailto:lballinger@mariontwp.org">lballinger@mariontwp.org</a>  Karen McCleary, Trustee 1145 Yorkshire Dr. Ph: 740.389.2995      Email: <a href="mailto:karen.mccleary09@gmail.com">karen.mccleary09@gmail.com</a>
Marion Township Fire District	Ben Meddles, Chief 115 North High St. P.O. Box 305 Caledonia, OH 43314 Ph: 740.387.5404      Email: <a href="mailto:bmeddles@mariontwp.org">bmeddles@mariontwp.org</a> Website: <a href="http://mariontwp.org/Pages/FireDepartment.aspx">mariontwp.org/Pages/FireDepartment.aspx</a>
Marion Business Organizations Chamber of Commerce	Pam Hall, President Marion Area Chamber of Commerce 267 West Center St, Suite 200



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	Marion, OH 43302 Ph: 740.382.2181      Email: phall@marionareachamber.org Website: marionareachamber.org
Convention & Visitors Bureau	Mark Holbrook, 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	Clarissa Myers, Manager Downtown Marion, Inc. 267 West Center St, Suite 220 Marion, OH 43302 Ph: 740.802.7329      Email: manager@downtownmarion.com Website: downtownmarion.com