



Dual Rail Industrial Park
Kellogg Parkway & W. Fairground Street
Marion, OH 43302

Green Site Information	
Site Name	Dual Rail Industrial Property
Site Address	NE Corner of Kellogg Parkway and Fairground St
Zoning	I-2
Industrial Park	Yes
In City Limits	Yes
Total Acreage	36
Divisible - Minimum	Yes – 10 Acres
For Sale? (Y/N)	Yes
Sale Price	\$25,000 per Acre
Possible Incentives, Please Describe	State Job Creation Tax Credit – Columbus 2020 Workforce Training Grant – Ohio Means Jobs Marion County
Property Description	36 acres in the Dual Rail Industrial Park. Located within the City of Marion. Land is sub-dividable into 10 acre plats. Industrial Park companies: Sakamura, U.S. Yachiyo, Marion Industries & ArcelorMittal. Norfolk Southern rail spur on site.
Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details (redundancy, distance to substation)	4.16 kV, 34.5 kV on site fed by 138 kV transmission line
Natural Gas Provider	Columbia Gas of Ohio
Natural Gas Details (size of line, static pressure)	8" @ 55 psig on site.
Water Provider	Aqua Ohio
Water Details (main size, pressure)	16" line to site
Sanitary Sewer Provider	City of Marion
Sanitary Sewer Details (main size, capacity)	8" to site.
Telecom Provider	Time Warner or Frontier
Telecom Details (Fiber Optics, etc.)	Fiber
Geographic & Transportation Information	
Topography	Flat
Soil	Milford Silty Clay c Milford Silty Clay p Milton Silt Loam 1-p Pits Quarry w
Wetlands	No
Flood Plain	No
Airport (Name and distance)	Marion Municipal Airport – 4.6 mi Port Columbus International – 54 mi
Interstate (Name and distance)	I – 71 27 mi via SR 95
Highway (Name and distance)	Four Lane US 23 –6 mi
Rail (Yes/No) (Provider Name & Distance, if yes)	Norfolk Southern – Spur On Site

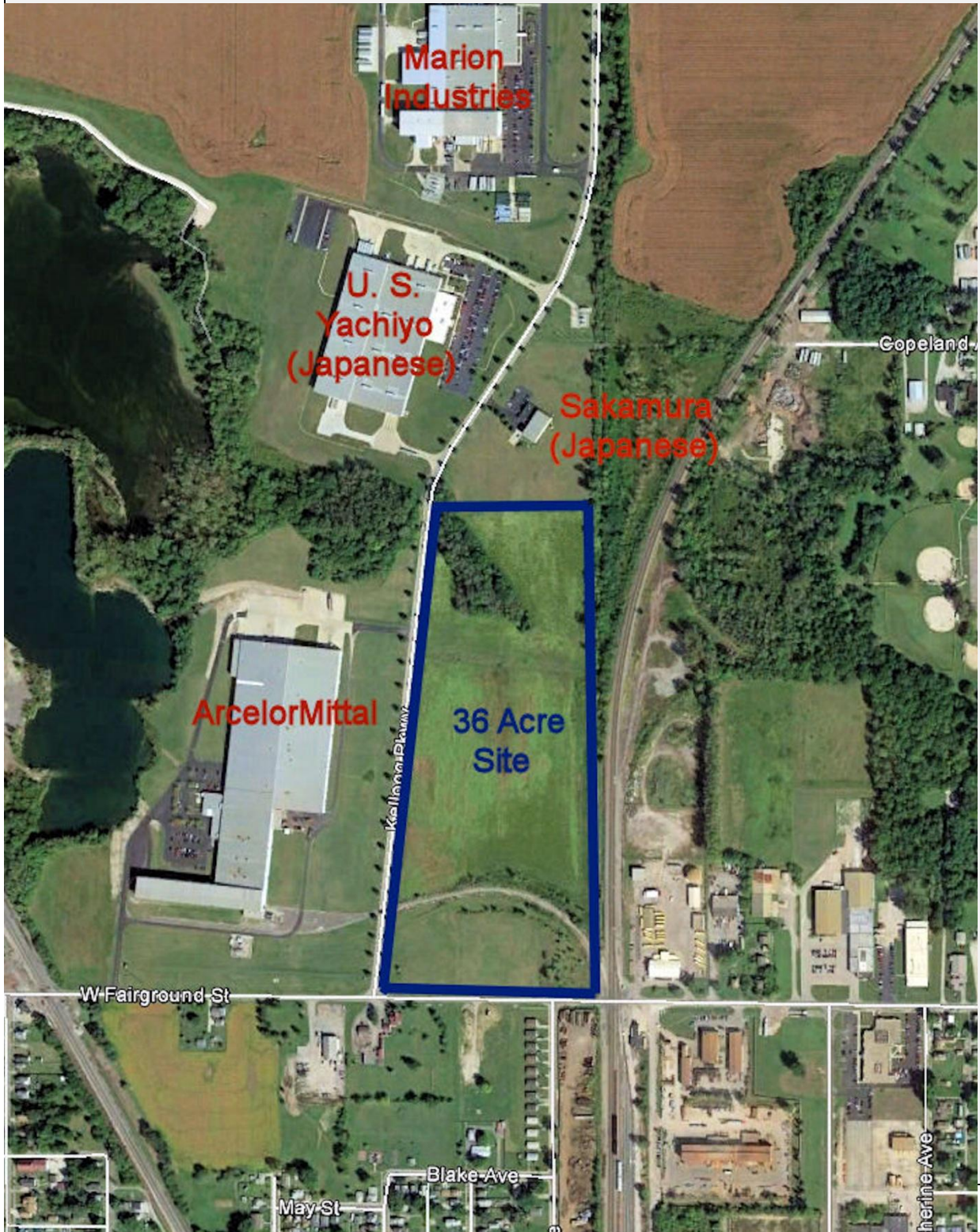


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Additional Information / Attachments

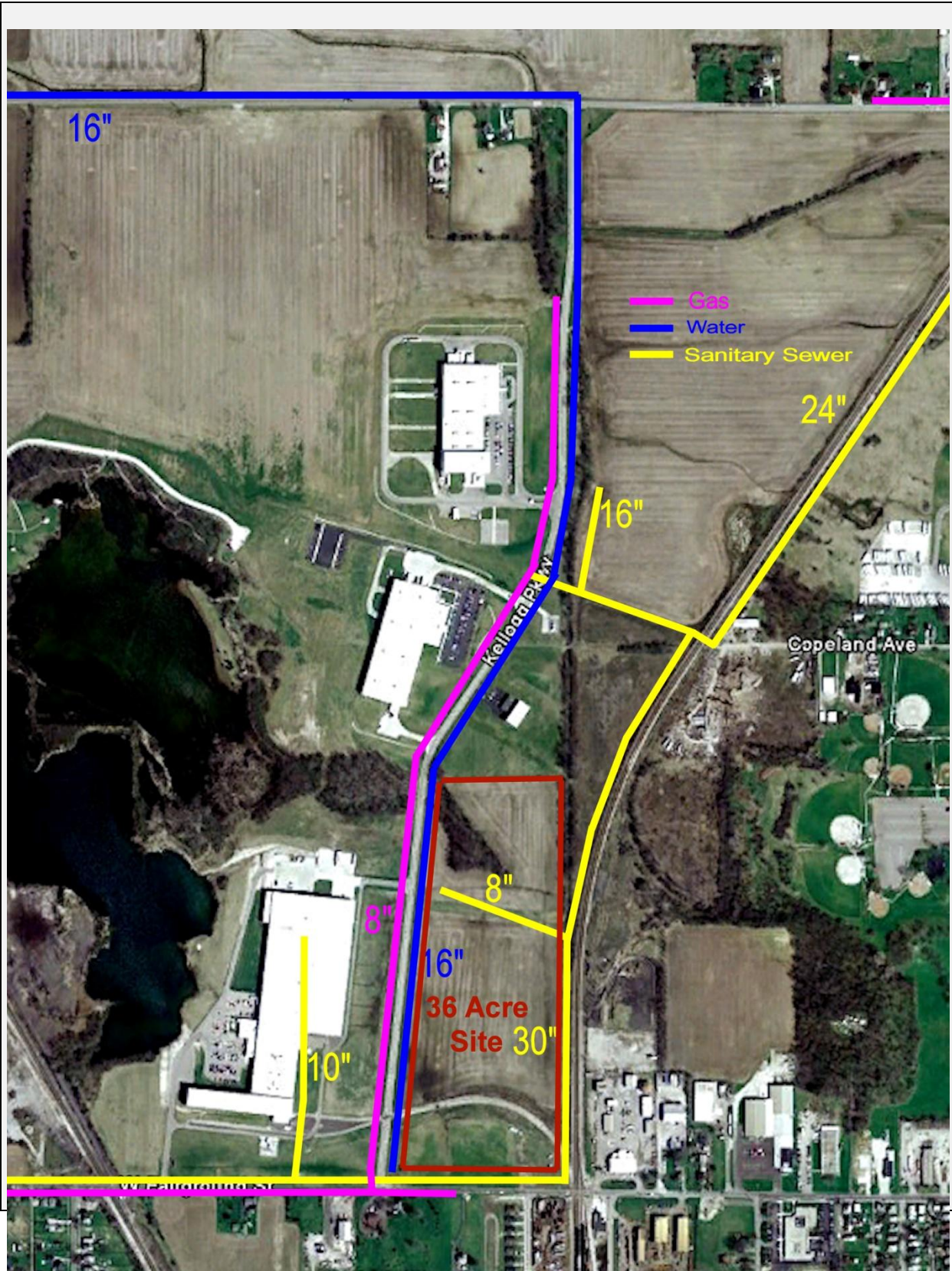
Images





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Contact Information

Gus Comstock, Director
Marion CAN DO!
222 W Center St, Marion, OH 43302
Ph: 740.387.2267 Email: gusc@marioncando.com
Website: marioncando.com

Denny Ferguson, Executive Assistant
Marion CAN DO!
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
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

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
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



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Gas	Thomas Young, Economic Development Manager Columbia Gas of America 290 W Nationwide Blvd Columbus, OH 43215 Ph: 614.620.9146 Email: thomasyoung@nisource.com Website: https://www.columbiagasohio.com
Telecommunications	Stephen Euton, Local Manager – North Central Ohio Galion-Marion-Delaware 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



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	Ph: 740.387.5865 Email: trobbins@marioncity.org Website: marionohio.us
Department of Services	Randy Caryer, Director 233 West Center St Marion, OH 43302 Email: rcaryer@marioncity.org Website: marionohio.us
Department of Police	Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525 Email: wcollins@marionohio.org Website: marionohiopolice.com
Department of Fire	Chuck Deem, Chief 186 South Prospect Street Marion, OH 43302 Ph: 740.387.2525 Email: chief@mcfcd.us Website: marionohio.us/fire
Marion Municipal Airport	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591 Email: mayorschertzer@marionoh.org Website: marionairport.com
County Government:	
Marion County Commissioners	Andy Appelfeller, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: aappelfeller@co.marion.oh.us Website: co.marion.oh.us
	Kerr Murray, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kmurray@co.marion.oh.us Website: co.marion.oh.us
	Ken Stiverson, Commissioner 222 West Center St Marion, OH 43302 Ph: 740.223.4001 Email: kstiverson@co.marion.oh.us Website: co.marion.oh.us



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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
Sheriff	Tim Bailey, Sheriff Marion County 889 Marion Williamsport Rd Marion, OH 43302 Ph: 740.382.8244 Email: sheriff@co.marion.oh.us Website: mcoprx.co.marion.oh.us/sheriff
Auditor	Joan Kasotis, Auditor Marion County 222 West Center St Marion, OH 43302 Ph: 740.223.4020 Email: jkasotis@co.marion.oh.us Website: co.marion.oh.us/auditor
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 Township: Trustees	Lynn Thomas, Trustee 510 Eveningside Circle Marion, Ohio 43302 Phone: (740) 360-0609 Email: lionlynn12@yahoo.com Larry Ballinger, Chairman 1262 Skeawood Drive Ph: 740.389.2016 Email: lballinger@mariontwp.org Karen McCleary, Trustee 1145 Yorkshire Dr. Ph: 740.389.2995 Email: karen.mccleary09@gmail.com
Marion Township Fire District	Chief Ben Meddles 115 North High St. P.O. Box 305 Caledonia, OH 43314



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Ph: 740.387.5404 Email: bmeddles@mariontwp.org
Website: mariontwp.org/Pages/FireDepartment.aspx

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

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