



**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	
<p align="center">Gus Comstock, Director  Marion CANDO!  222 W Center St, Marion, OH 43302  Ph: 740.387.2267      Email: gusc@marioncando.com  Website: marioncando.com</p> <p align="center">Denny Ferguson, Executive Assistant  Marion CANDO!  222 West Center St, Marion, OH 43302  Ph: 740.387.2267 Email: dennyf@marioncando.com  Website: marioncando.com</p>	



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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

Claridon Township  
Zoning Inspector

Scott Carter  
4420 Roberts Rd  
Caledonia, OH 43314  
Ph: 740.251.8650

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

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



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	Norwalk, Ohio 44857 Ph: 419.663.8088      Email: <a href="mailto:stephen.euton@ftr.com">stephen.euton@ftr.com</a> Website: <a href="http://frontier.com">frontier.com</a>
	Marlin Evans, Strategic Account Manager Charter Spectrum Communications 1015 Olentangy River Rd Columbus, OH 43312 Ph: 614.420.5008      Email: <a href="mailto:marlin.evans@charter.com">marlin.evans@charter.com</a> Website: <a href="http://spectrum.com">spectrum.com</a>
Water	Scott Ballenger, Area Manager Aqua Water of Ohio 365 East Center St Marion, OH 43302 Ph: 740.383.0933      Email: <a href="mailto:sjballenger@aquaamerica.com">sjballenger@aquaamerica.com</a> Website: <a href="http://aquaamerica.com">aquaamerica.com</a>
Public Works	Scott Bischoff, PE Engineering Department 233 West Center St Marion, OH 43302 Ph: 740.387.2240      Email: <a href="mailto:sbishop@marionohio.org">sbishop@marionohio.org</a> Website: <a href="http://marionohio.us/engineering">marionohio.us/engineering</a>
City Government: Mayor	Scott Schertzer, Mayor 233 West Center St Marion, OH 43302 Ph: 740.387.3591      Email: <a href="mailto:mayorschertzer@marionoh.org">mayorschertzer@marionoh.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Department of Safety	Tom Robbins, Director 233 West Center St Marion, OH 43302 Ph: 740.387.5865      Email: <a href="mailto:trobbsins@marioncity.org">trobbsins@marioncity.org</a>
Department of Services	Randy Caryer, Director 233 West Center St Marion, OH 43302      Email: <a href="mailto:rcaryer@marioncity.org">rcaryer@marioncity.org</a> Website: <a href="http://marionohio.us">marionohio.us</a>
Chief of Police Department	Bill Collins, Chief 233 West Center St Marion, OH 43302 Ph: 740.387.2525      Email: <a href="mailto:wcollins@marionohio.org">wcollins@marionohio.org</a> Website: <a href="http://marionohiopolice.com">marionohiopolice.com</a>



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Chief of Fire Department    Chuck Deem, Chief  
186 South Prospect Street  
Marion, OH 43302  
Ph: 740.387.2525            Email: chief@mcfd.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:**

Commissioners                Andy Appelfeller, Commissioner  
Marion County  
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  
Marion County  
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  
Marion County  
222 West Center St  
Marion, OH 43302  
Ph: 740.223.4001            Email: kstiverson@co.marion.oh.us  
Website: co.marion.oh.us

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  
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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Auditor	Joan Kasotis, Marion County Auditor 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
Claridon Township: Trustees	Tommy Ruth 879 Whetstone River Rd. S. Caledonia, Ohio 43314 Phone: 740.360.0851  Timothy Mooney 590 Claridon-Northern Rd. Caledonia, Ohio 43314 Phone: 419.845.3730  Rex Strine 1027 Salem Rd. Caledonia, Ohio 43314 Phone: 419.946.7520
Claridon Township Fire Department	1 <sup>st</sup> Consolidated Fire District Clint Canterbury, Chief 115 North High St. P.O. Box 305 Caledonia, OH 43314 Ph: 419.845.3332      Email: chief101@1stcfd.com Website: www.1stcfd.com
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



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	1713 Marion Mt Gilead Rd, Suite 110 Marion, OH 43302 Ph: 740.389.9770      Email: <a href="mailto:info@visitmarionohio.com">info@visitmarionohio.com</a> Website: <a href="http://visitmarionohio.com">visitmarionohio.com</a>
Downtown Marion	Clarissa Myers, Manager Downtown Marion, Inc. 267 West Center St, Suite 220 Marion, OH 43302 Ph: 740.802.7329      Email: <a href="mailto:manager@downtownmarion.com">manager@downtownmarion.com</a> Website: <a href="http://www.downtownmarion.com">www.downtownmarion.com</a>