



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	14'
Maximum Ceiling Height	14'
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	EPDM Rubber
Crane	No
Number of Truck Docks and Drive-Ins	2 Drive-in
Previous Use	Offices and Call Center
Multi-tenant (Yes or no)	No
Sprinkler	Yes - Wet
Parking Ratio or Number of Spaces	1,300 Parking Spaces
Tax Rate	54.5/\$1000@35% Valuation (2018)
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.



Frontier Building
1300 Columbus Sandusky Road N
Marion, OH 43302

Utility Information	
Electric Provider	Ohio Edison/FirstEnergy
Electric Details (redundancy, distance to substation)	277V - 2 Redundant power feeds. 3 Dual feed diesel generators 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	
<div style="display: flex; justify-content: space-around;">   </div> <div style="text-align: center; margin-top: 20px;">  </div>	



Frontier Building
1300 Columbus Sandusky Road N
Marion, OH 43302

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: dennyf@marioncando.com
Website: marioncando.com