



FOR SALE OR LEASE

617 Center St
Marion, OH 43302
Industrial/Warehouse Facility
287,000 SF



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FOR SALE OR LEASE

INDUSTRIAL/WAREHOUSE FACILITY

Marion, OH - 250,000 SF

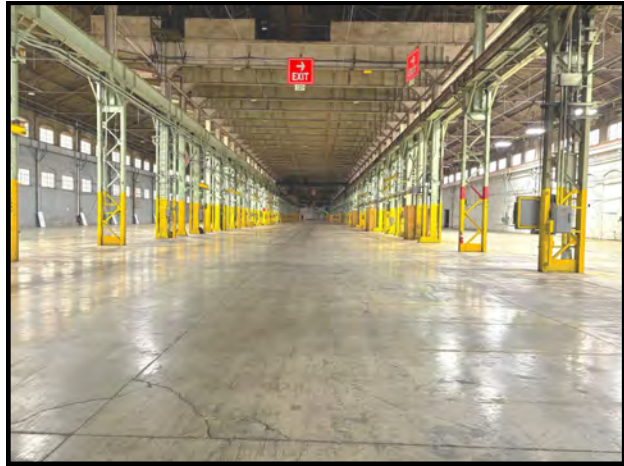
Lease Rate: \$5.00 NNN SF/YR

Sale Price: Undisclosed



Building Specifications

Warehouse SF	250,000 SF
CSX Rail Access	Yes
Acreage	7 AC
Column Spacing	20' x 50'
Clear Height	Up to 40'
Construction Type	Masonry
Outside Storage	Yes
Zoning	I-2; Industrial
Power	6,000A; 480V (34kV to 4,160V)
Docks	10 w/ Levelers
Drive-In Door	Five; 12' x 14'
Lighting	LED Motion Sensors
Cranes	10 to 50 Tons
Sprinkler System	Dry System
Floor Thickness	6" - 10"
Roof	Thermoplastic & Shingle



FOR LEASE

INDUSTRIAL/WAREHOUSE FACILITY

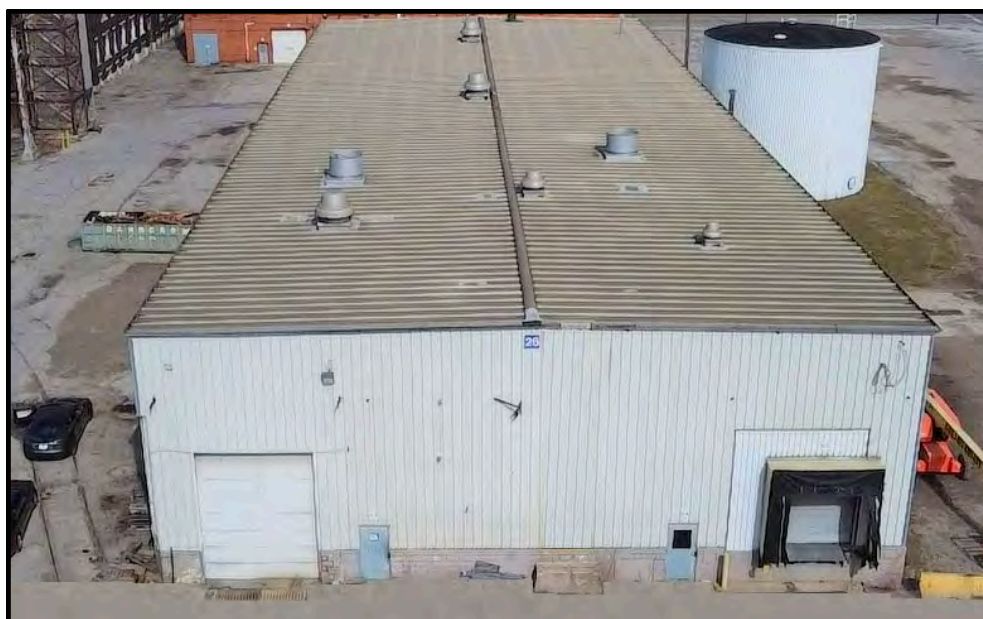
Marion, OH - 16,000 SF



Lease Rate: \$6.50 NNN SF/YR

Building Specifications

Warehouse SF	14,125 SF
Office SF	1,875 SF
Acreage	7 AC
Building Dimensions	200' x 80'
Clear Height	25'
Construction Type	Metal & Insulated
Outside Storage	Yes
Zoning	I2; Industrial
Power	480V; 1,600A; III Phase
Docks	One; 10' x 10'
Drive-In Door	One; 12' x 14' & One; 12' x 16'
Lighting	New LED in Warehouse & Office
Sprinkler System	Dry System
Restrooms	Two
Direct Access to US-23	Yes
Floor Thickness	6" - 10"
HVAC	Low Pressure Infrared



FOR SALE OR LEASE

INDUSTRIAL/WAREHOUSE FACILITY

Marion, OH - 21,000 SF

Lease Rate: Undisclosed

Sale Price: Undisclosed



Building Specifications

Warehouse SF	21,000 SF
CSX Rail Access	Yes
Acreage	7 AC
Outside Storage	Yes
Construction Type	Masonry
Zoning	I-2; Industrial
Power	6,000A; 480V (34kV to 4,160V)
Lighting	LED Motion Sensors
Docks	Two; 9' x 10'
Drive-Ins	Two; 20'W, One; 15'W, & One; 10'W
Sprinkler System	Yes
Floor Thickness	6" - 10"
HVAC	None
Roof	Thermoplastic & Shingle

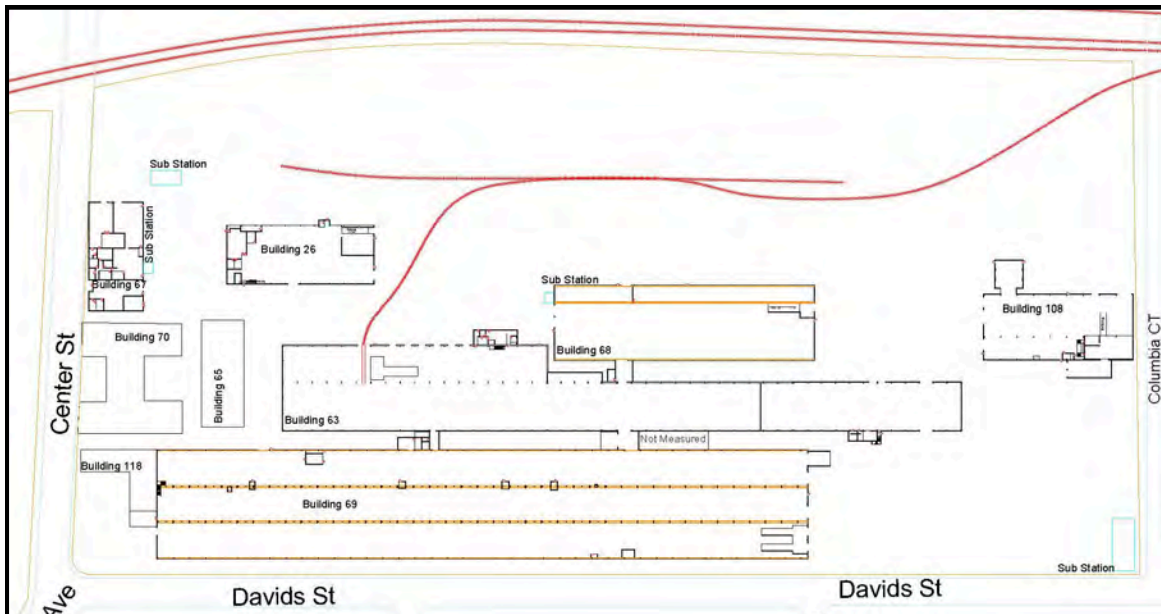


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About Marion

- Strategic location in central Ohio with direct access to U.S. Route 23, connecting businesses to Columbus and Toledo.
- Within an hour of the Columbus metropolitan area, providing access to one of the Midwest's fastest-growing markets.
- Strong manufacturing heritage with a skilled workforce experienced in advanced manufacturing, metal fabrication, and logistics.

Building Plans



Demographics

Population

Marion	36,837
Marion County	65,359

Income

Average HH Income	\$75,692
Median HH Income	\$58,205



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