



FOR SALE

**Victory Rd & Marion Williamsport Rd
Marion, OH 43302**

**Commercial Land - Build to Suite Options
70.309 Acres**



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FOR SALE

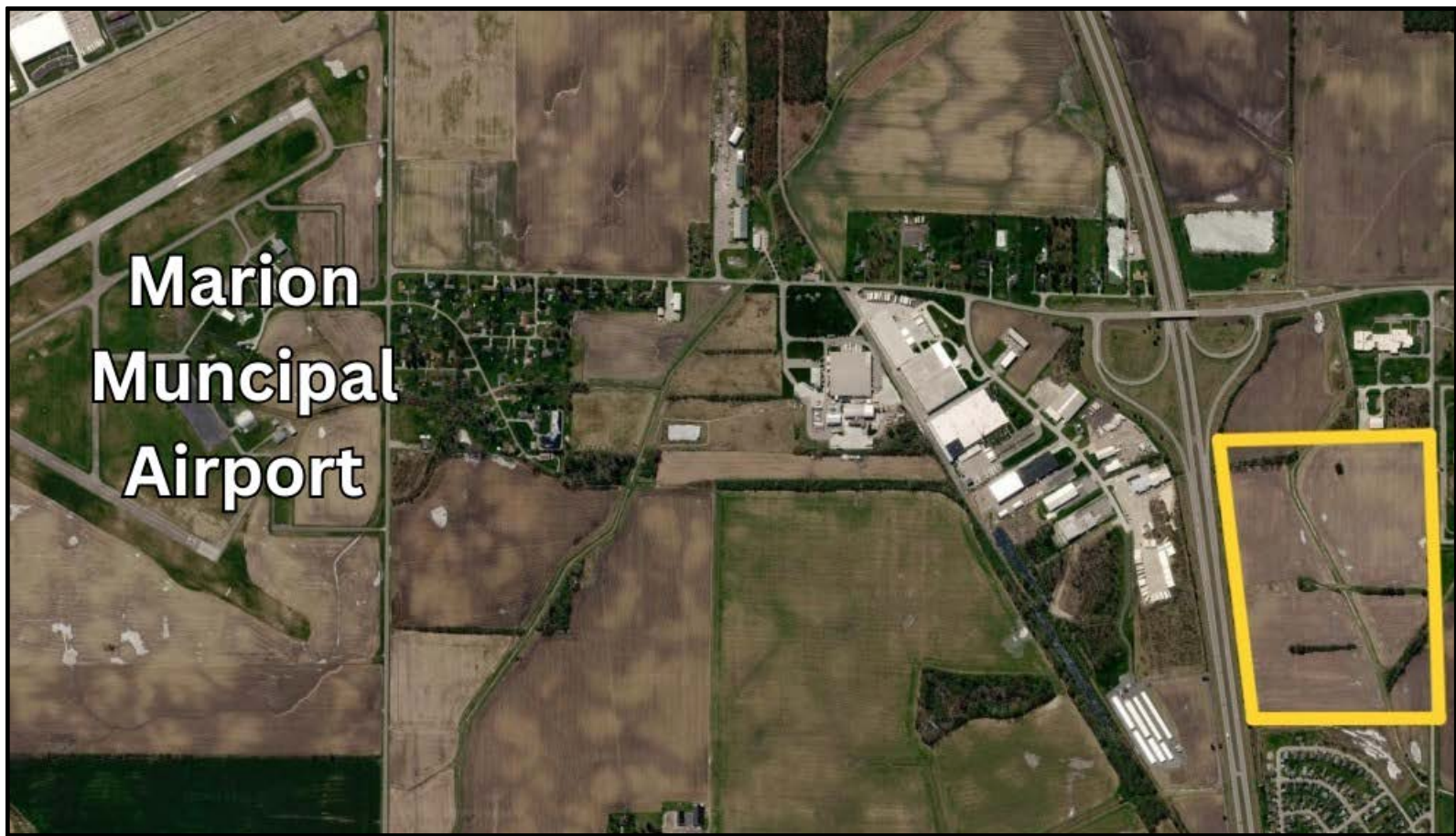
COMMERCIAL LAND
Marion, OH - 70.309 Acres

Sale Price: \$39,000/Acre



Building Specifications

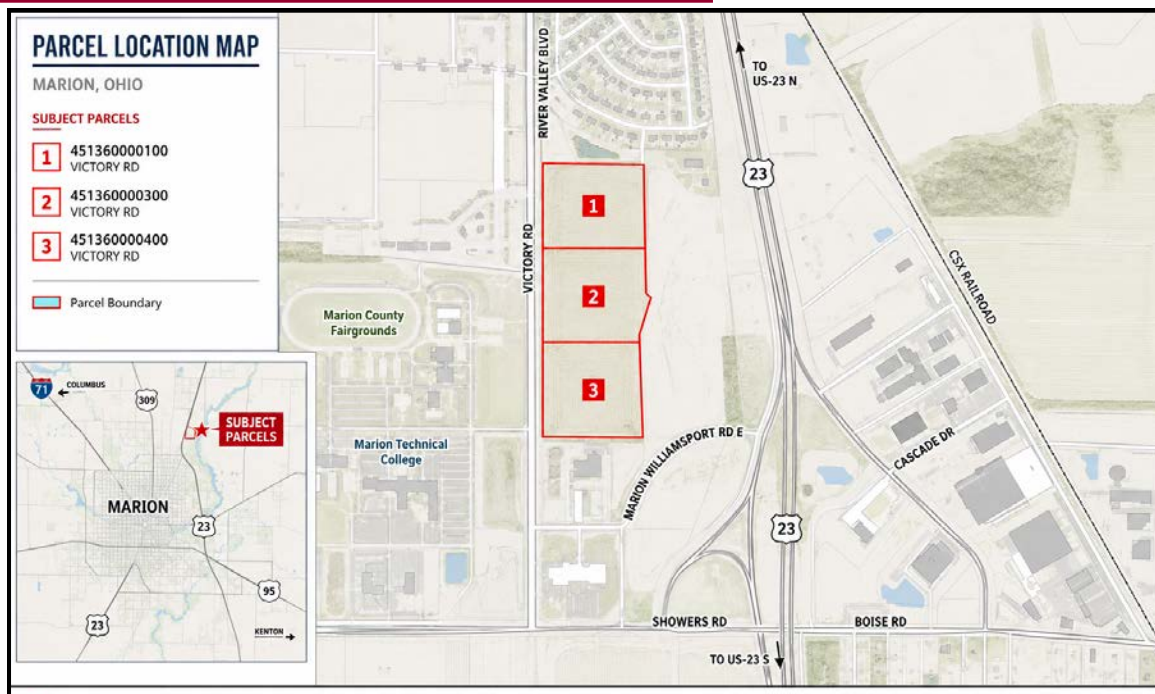
Acreage	70.309 Acres
All Utilities to Site	Yes
Build to Suite Options	Yes
Immediate Freeway Access	Yes
Zoning	I-2; General Industrial



About Marion

Victory Road Industrial Park is a premier new 70-acre industrial development offering flexible build-to-suit, lease, and purchase opportunities to meet a wide range of business needs. Ideally located less than one mile from US 23, the site provides excellent regional connectivity, with convenient access to CSX rail and major trucking operations within four miles. Additionally, its close proximity—just 1.8 miles—to Marion Municipal Airport enhances logistical efficiency, making Victory Road Industrial Park a strategic choice for companies seeking accessibility, scalability, and long-term growth potential.

Location Information



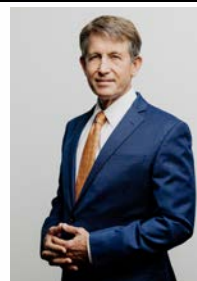
Demographics

Population

Marion	36,837
Marion County	65,359

Income

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



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