

# INDUSTRIAL/WAREHOUSE FACILITY



617 CENTER STREET  
MARION, OH 43302



**~ 7 ACRES  
OUTSIDE STORAGE**

## Property Highlights:

**Square Feet:** 250,000 SF (Divisible)

**For Lease:** \$5.00 NNN SF/YR

**Sale Price:** Undisclosed

**Clear Height:** Up to 40'

**Docks:** 10 w/ Levelers

**Drive-In Doors:** Five- 12' x 14'

- ✓ I-2; Industrial
- ✓ 7 Acres Outside Storage
- ✓ CSX Interior Rail Access
- ✓ 10 to 50 Ton Cranes
- ✓ 34kV to 4,160V
- ✓ Direct Access to US-23



### Tim Echemann

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**Land:** 7 Acres Outside Storage

**Construction Type:** Masonry

**Roof:** Thermoplastic (TPO) & Shingle

**Power:** 6,000 A; III Phase; 4,160 V

**Lighting:** LED Motion Sensors

**Column Spacing:** 20' x 50'

**Utilities:** City Water, Sewer, & Natural Gas

**Floor Thickness:** 6" - 10"

**Sprinkler System:** Dry System



Scan for more info



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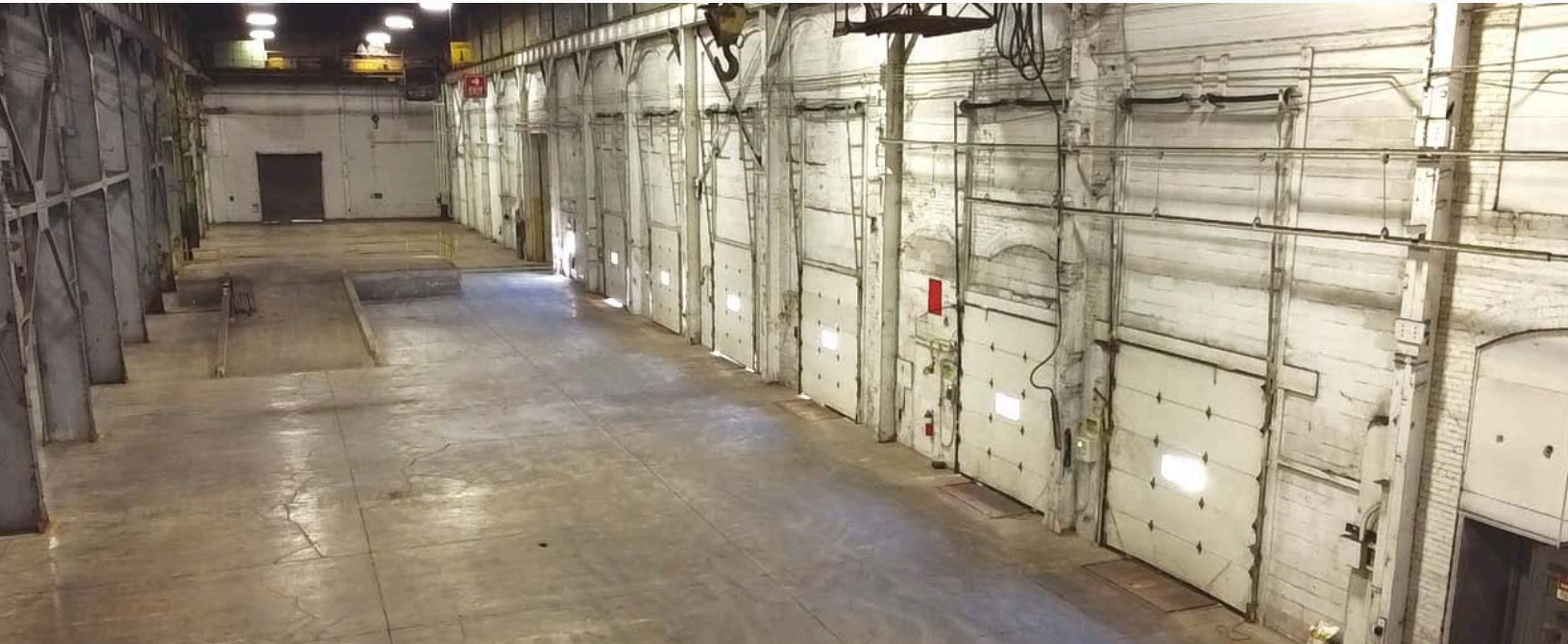
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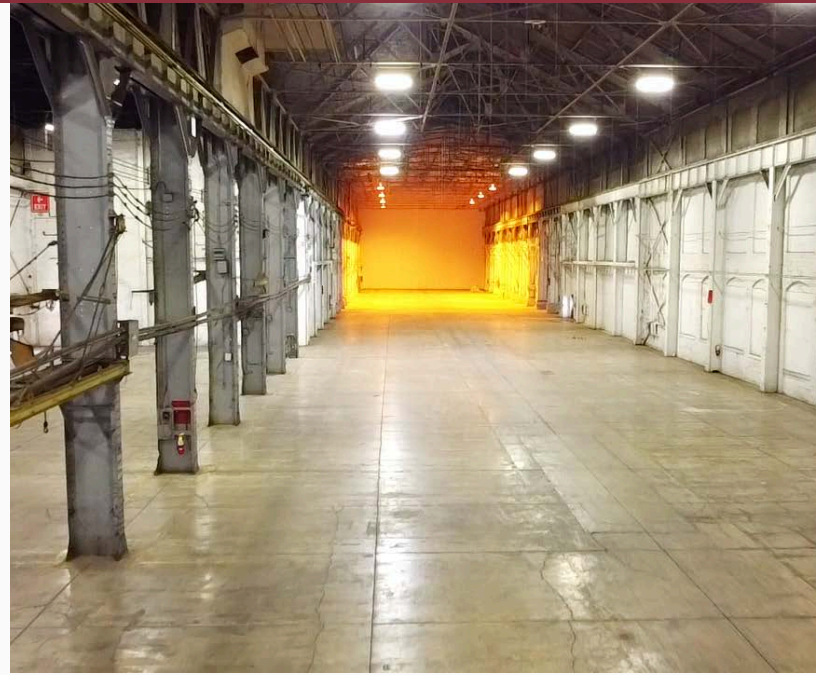
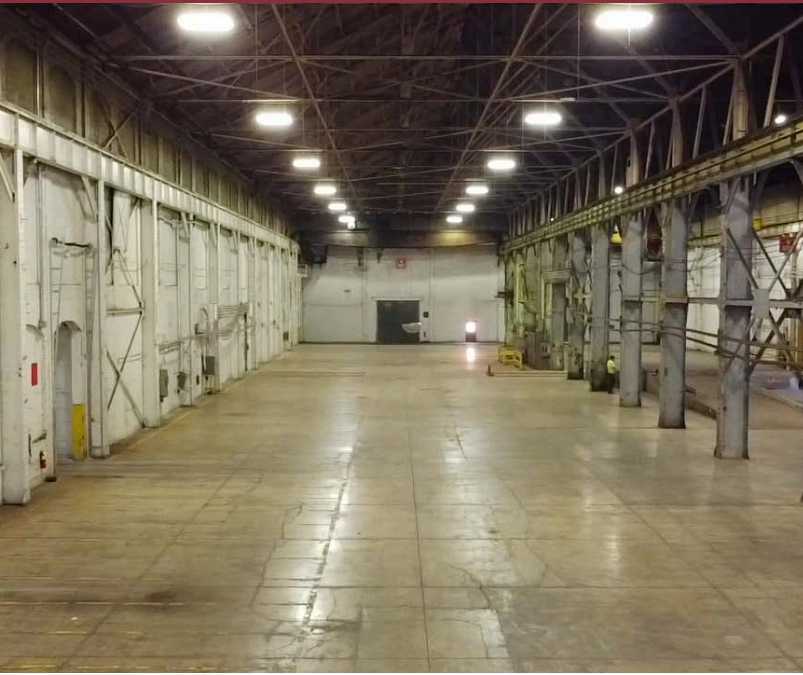
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