



~ 7 ACRES
OUTSIDE STORAGE



FOR SALE OR LEASE

617 Center St
Marion, OH 43302
Industrial/Warehouse Facility
250,000 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE OR LEASE

INDUSTRIAL/WAREHOUSE FACILITY

Marion, OH - 250,000 SF

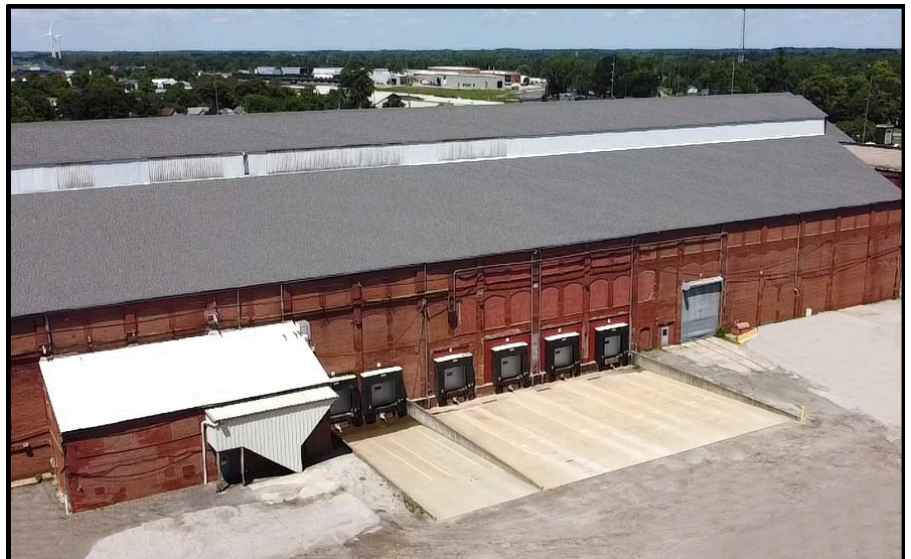
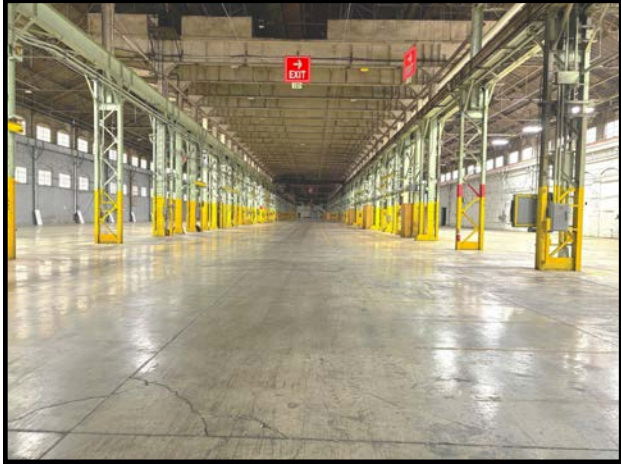
Lease Rate: \$5.00 NNN SF/YR

Sale Price: Undisclosed



Building Specifications

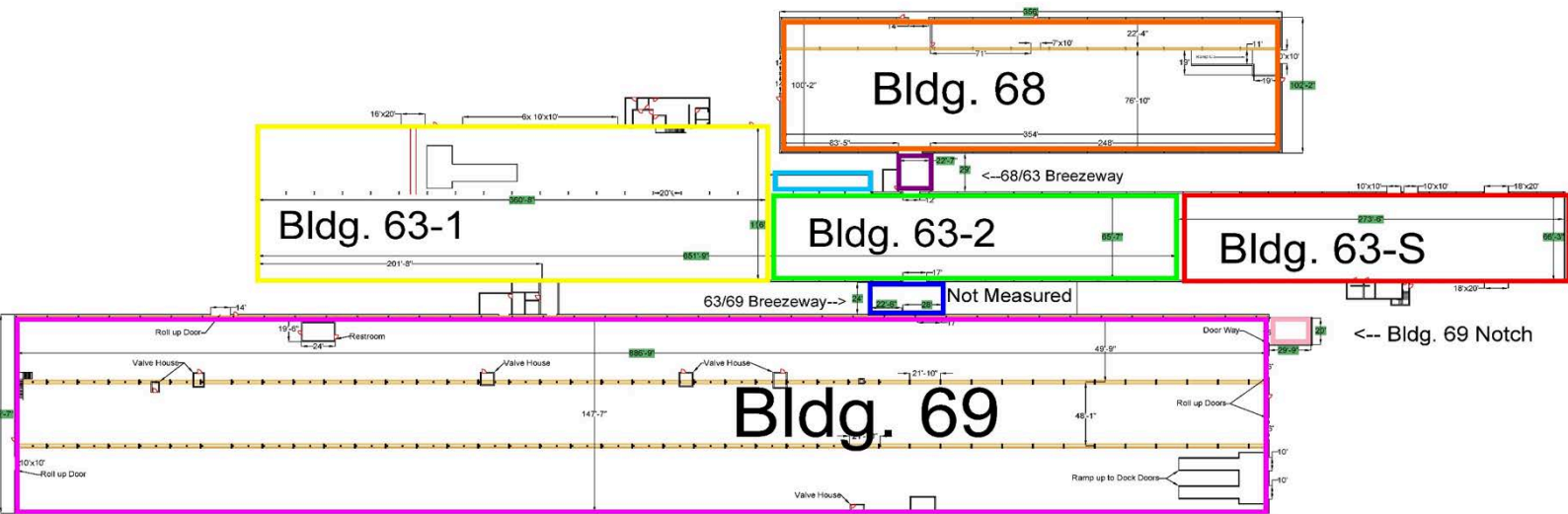
Warehouse SF	250,000 SF
CSX Rail Access	Yes
Acreage	7 AC
Column Spacing	20' x 50'
Clear Height	Up to 40'
Construction Type	Masonry
Outside Storage	Yes
Zoning	I-2; Industrial
Power	6,000A; 480V (34kV to 4,160V)
Docks	10 w/ Levelers
Drive-In Door	Five; 12' x 14'
Lighting	LED Motion Sensors
Cranes	10 to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



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



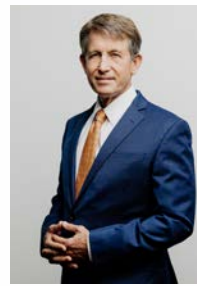
Demographics

Population

Marion	36,837
Marion County	65,359

Income

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



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com