



**Victory Rd  
Industrial  
Park**

**Cascade  
Industrial  
Park**



**Property Highlights:**

**Acreage:** 70.309 Acres

**Sale Price:** \$39,000/Acre

- ✓ All Utilities to Site
- ✓ Zoning: I-2; General Industrial
- ✓ Build to Suite Options
- ✓ Immediate Freeway Access



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# COMMERCIAL LAND VICTORY RD &



# MARION WILLIAMSPORT RD

# MARION, OH 43302



## Marion Municipal Airport

✔ Parcel #'s: 451360000100, 451360000300, & 451360000400

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.



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