



**~ 7 ACRES**  
**OUTSIDE STORAGE**



**FOR SALE OR LEASE**

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



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# FOR SALE OR LEASE

## INDUSTRIAL/WAREHOUSE FACILITY

Marion, OH - 250,000 SF

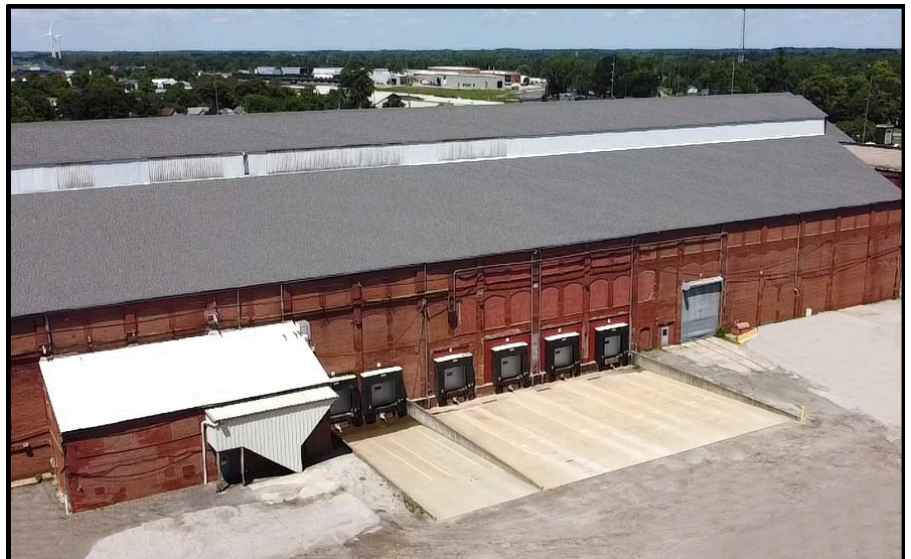
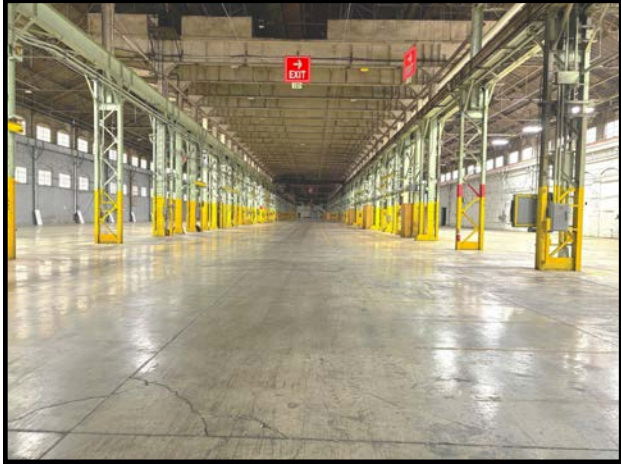
Lease Rate: \$5.00 NNN SF/YR

Sale Price: Undisclosed



### Building Specifications

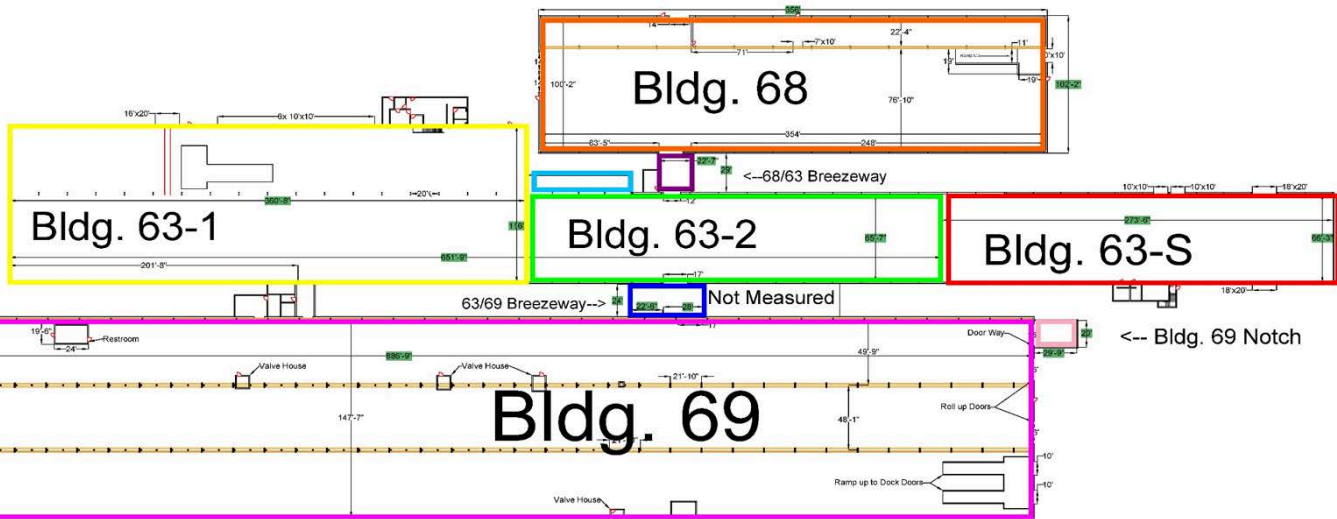
Warehouse SF	250,000 SF
CSX Rail Access	Yes
Acreage	7 AC
Column Spacing	20' x 50'
Clear Height	Up to 40'
Construction Type	Masonry
Outside Storage	Yes
Zoning	I2; Industrial
Power	34kV to 4,160 V
Docks	10 w/ Levelers
Drive-In Door	Five; 12' x 14'
Lighting	LED Motion Sensors
Cranes	10 to 50 Tons
Sprinkler 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



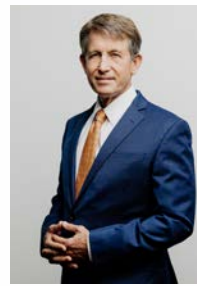
# Demographics

## Population

Marion	36,837
Marion County	65,359

## Income

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



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