



Tenant Prospectus

173 Oak Street, Marion

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The Space

The Keys

- 58,000+ Square Foot in Main Building + 17,000 Additional Building
- 2.3 Acre Fenced Lot Adjacent
- 45 Minutes from Findlay and Columbus

The Property

Situated only steps from downtown Marion, Ohio, this 58,000+ square foot warehouse offers a great opportunity for those needing storage along the vital US-23 corridor.

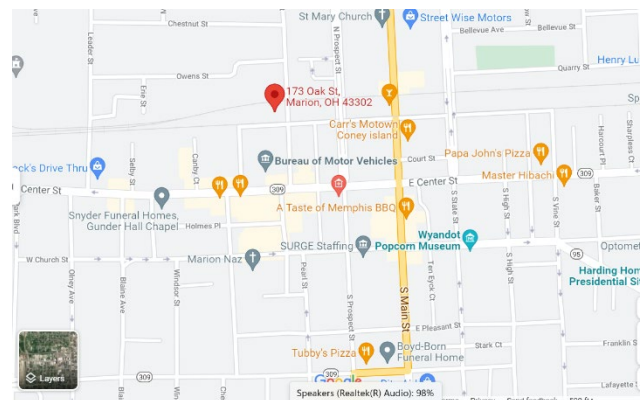
Situated only 45 minutes from Columbus and Findlay this property sits between two of Ohio's major shipping hubs. Easy drive to I-71, I-70, I-75 and I-270 for those moving goods across the country.

Additionally, there is an additional building of about 17,000 square feet located adjacent to the main building and a fenced 2.3+/- acre lot is situated just north of the main building.

All these opportunities are in a block and brick constructed building that could not be built today. Potential to subdivide down to as small at 3,500 square feet with six different "suites" available. Don't Miss this one.

The buildings are located just north of Ohio 423 (Center Street) which serves as Marion's primary east-west thoroughfare. The property is zoned I-1 for light industrial which works perfectly for just about any use outside of heavy industrial.

Could be a great opportunity for office space on the second floor or on the main floor overlooking Oak Street. Sits only one block from the new Marion County building and within walking distance to all the downtown facilities.



SUITE A

Key Features

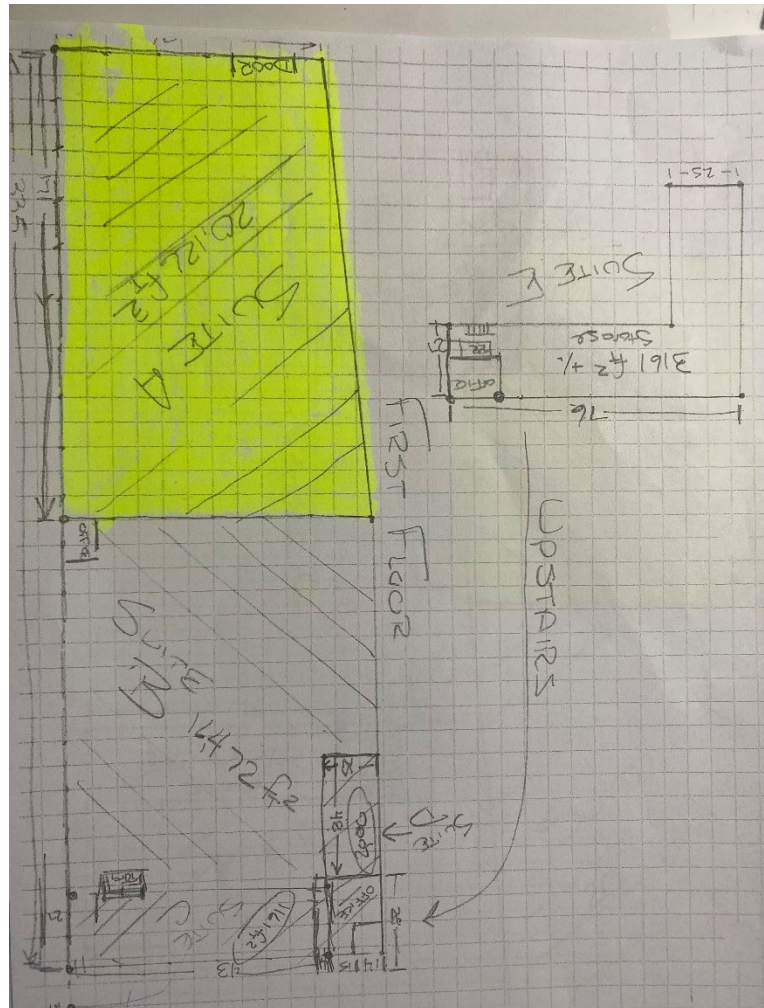
- *Currently Occupied until May 1, 2022*
- *18,528 Square Feet with drive in door*

The Property

Suite A is roughly 171x96 with a drive-in door to the site. Area is heated and cool and was most recently used for aftermarket automotive racing part fabrication.

All updated LED lighting throughout the building.

Location is accessed off Campbell Street and is a dead-end location. Easy access for deliveries and transport of items.

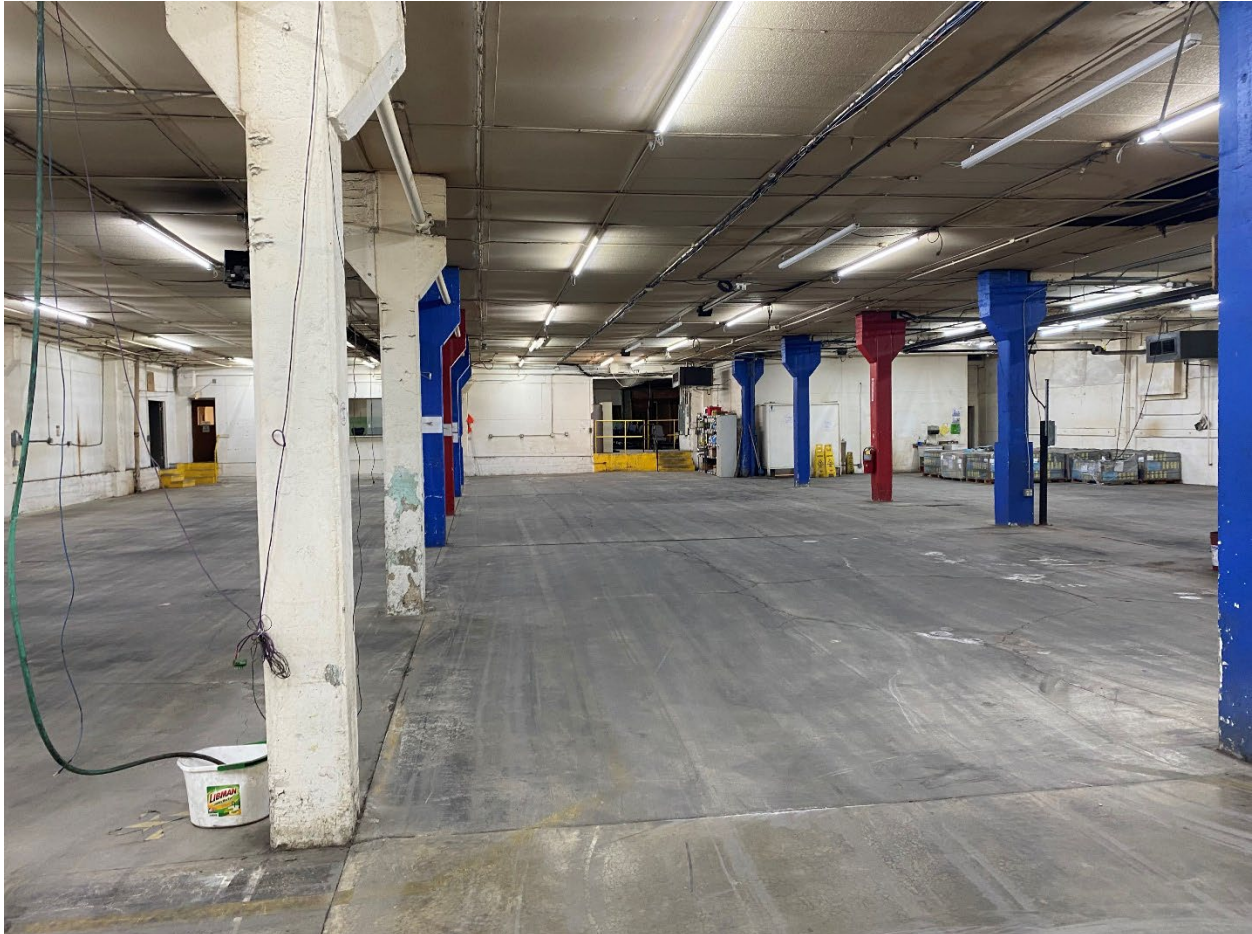


SUITE B

Key Features

- *16,472 Square Feet*
- *Could Have Access Door Added on South Side*

The Property



Suite B is located adjacent to Suite A in the middle of the building. It is roughly 113 x 193.

The area features high ceilings and does have columns that are roughly 42-feet from the exterior walls and 22-feet apart on the floor. Entire space is lit by updated LED lighting.

This area has a small 84-foot “office space” that includes heat and A/C. This suite is near both first-floor restrooms. Has high-powered electric from former use as an automotive aftermarket racing parts fabricator.

Could have a drive-in door added to the south side of the building but would not be semi-truck accessible due to the train tracks.

Perfect for the person looking for space to store something that doesn’t require a lot of in-and-out transitions.

SUITE C

Key Features

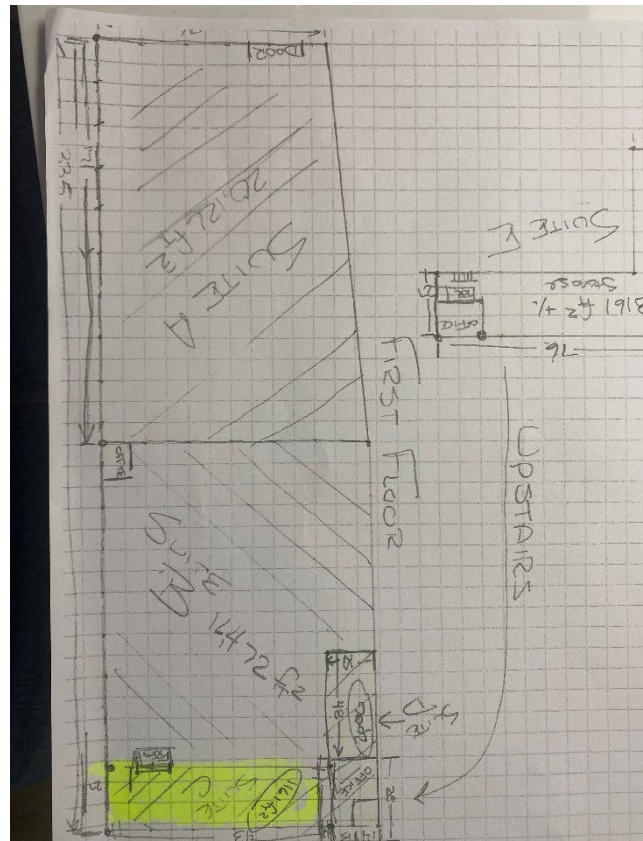
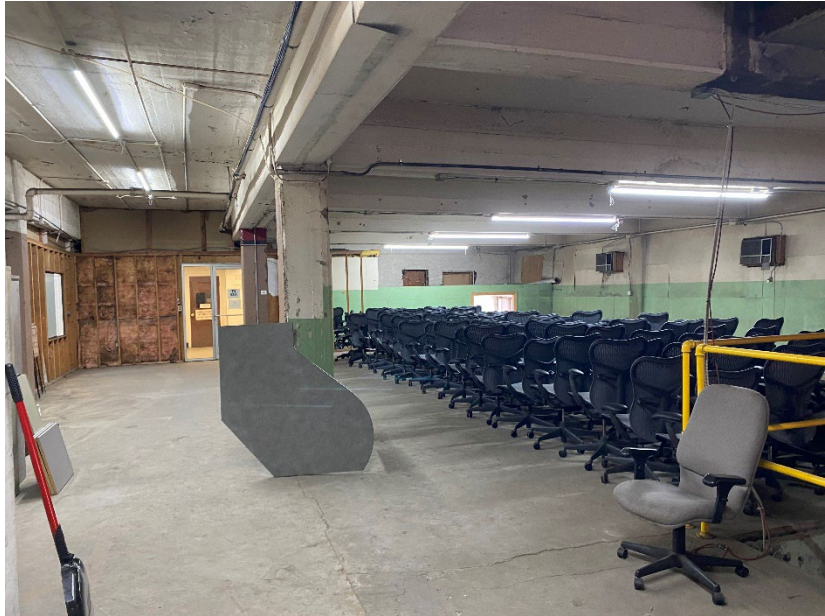
- 1,269 Square Feet Along Oak Street
- Potential for Drive-In Door along Oak Street

The Property

Suite C runs along Oak Street at the front of the building. Roughly 43x142 this location offers a great opportunity for possible retail sales.

The area is accessible currently by two walk-in doors along Oak Street. A possible drive-in door could be added near the south door allowing for drive-in access to the site. Area is raised – could be updated for the right tenant – and is near both bathrooms on the first floor.

Sitting only steps from the thriving downtown corridor it could become a very cool brew-pub idea for the ambitious tenant. Would pair up amazingly with Suite D for about 3,500 square feet of office / warehouse storage space in a very cool setting.



SUITE D

Key Features

- 812 Square Foot in Three Office Units
- 1,200 Square Foot Bullpen / Storage area

The Property

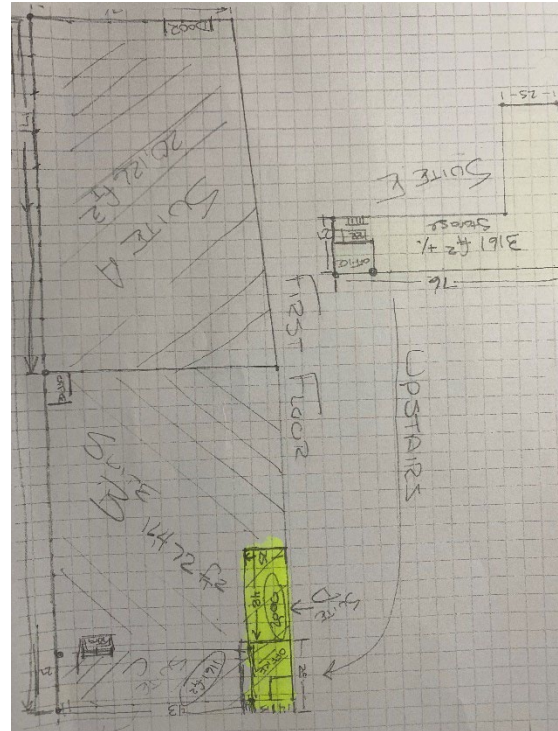
Suite D is a combination of office and flex space. There is an entry room / lobby and three offices at the front of the unit.

The first office is 135 square feet (9x15); the second is 182 square feet (13x14); and the final office is 168 square feet (12x14).

Additionally, there is a bullpen / storage area that is 48x25 attached to the space that would be great for a calling center.

This area is accessed directly from the north entry door on Oak Street.

Would pair great with Suite D to have about 3,500 square feet of space with a cool industrial look. The combined location could make for a very cool microbrewery retail concept given the location's proximity to downtown the vibrant and exploding downtown Marion.



SUITE E

Key Features

- *Second Floor Location Offers 3,500 Square Feet*
- *Has two offices and some amazing storage space*

The Property

Suite E is the entire second floor of the building. It covers about 3,500 square feet around the center of the building.

The feeling creates a very cool industrial setting that could be used for a bullpen but is most appropriate for warehouse space.

The unit is served by a freight elevator and stairs. The second floor has one bathroom.

The office space is a pass-through with the first office 261 square feet (18x14 ½) and the main office is 216 square feet (18x12). The main office does have the building's original safe in it which could really make for some very cool storage / office space in the unit.



The warehouse space continues across the front of the building and down the north-side and eventually runs along the west-side of the original building. Already set-up as a great place to warehouse parts and material.

Location is perfect for the small customer that needs to access warehouse supplies easily but they can be hand-trucked into the location easily.

Location will have access to the potential drive-in door on Oak Street for easier access.



SECOND BUILDING

Key Features

- *17,000 Square Feet Along Campbell Street*
- *Location Needs Work, Owner Willing to Negotiate Work For Lease*

The Property



The second building is wedged between two rail lines at the rear of the 173 Oak Street property.

The building does need work and the owner has an estimated eta for completing the work later this summer 2022. However, the owners are willing to work with the leasee to negotiate tenant improvements to the building that would move that timeline up to today.

The location is accessed off the dead-end street at Campbell.

The building is served by one walk-in and two drive-in doors.

MARION, OHIO

Key Features

- *Easy Access to All of North and Central Ohio*
- *Home to Whirlpool, Silverline, Wyandot Snacks and Piston Group*

Why Marion?



When you look up revitalization in the dictionary, Marion, Ohio, comes up. This working-class community of 36,000 people has seen a resurgence in the past decade that rivals any of the more popular Central Ohio rivals.

The downtown community has seen itself grow and become a vibrant sub-community located far enough away from Columbus and Findlay to be self-sufficient. However, at the same time, the community is only 45-minutes from either Midwest distribution center hubs. Easy access to US 23 has provided Marion with amenities that go well beyond what a typical community of its size can offer. All the major retailers are here and probably your favorite chain restaurant as well.

The best part is that it is all still affordable. While warehouse space carries a premium price throughout all Central and North-Central Ohio – it remains possible to store your items in Marion reasonably.

Image: The image is a rendering of what local entrepreneurs are doing within blocks of 173 Oak Street in downtown Marion, Ohio.

Coldwell Banker Realty

Key Features

- *Oldest Real Estate Brand in Country*
- *More than 3,000 Offices in 49 Countries*

The Company

Coldwell Banker Realty is the nation's oldest real-estate brand being established in 1906. The company pre-dates the National Association of REALTORS® and many other organizations.

The company has grown to more be one of the world's largest real estate brands with more than 3,000 offices located in 49 countries.

In 2021, Coldwell Banker partnered with C.G. Boyce Real Estate Co. to open its Delaware, Ohio, office. The office serves the needs of agents in the greater Delaware community any time of the day. The office is located at 11 ½ West Winter Street – behind Pat's Records – in historic downtown Delaware, Ohio.



Toby E. Boyce

Key Features

- *Educated, Experienced, and Energized*
- *15+ Years of Experience*

The Experience

In 2006, Toby Boyce finally did something that he'd been talking about doing since high school – getting his real estate license. Leaving the world of marketing and public relations behind he jumped head-long into the real estate world.

He survived the great recession and has seen his fortunes multiply as he continues to develop his skills and work on creating a better experience for his clients than they could ever expect from anyone else.



The Danville, Ohio, native earns his bachelor's degree from University of Mount Union and his Master's in Business Administration from Heidelberg University. He resides in Delaware, Ohio, with his wife and daughter.

Non-Disclosure

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