



Newly Remodeled Warehouse Facility

**173 Oak Street
Marion, Ohio 43302**



SCAN FOR MORE INFO

**Available:
58,476 SF
(Divisible)**

**For Lease:
\$3.00 NNN SF/Year**



For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBindustrial.com
www.IPBindustrial.com



Land:	2.866 Acres	Power:	208 Volts 1200 Amps III Phase
Square Footage:	58,476 SF		
Warehouse SF:	43,796 SF (Front Bldg.) 14,680 SF (Back Bldg.)	Year Renovated:	2010
Office SF:	3,000 SF	Floor Thickness:	6"
Clear Height:	14' – 16'	Roof:	EDPM Rubber 30,000 SF – New in 2017
Column Spacing:	25' x 15'	Utilities:	City Water & Sewer 3" Gas Line
Docks:	One Covered (Three Potential)	HVAC Plant:	Co-Ray Vac - Infrared
Drive-In Doors:	Two – 14' x 14'	Lighting:	T-5, T-8 & Fluorescent
<u>Highlights:</u>		Parking Spaces:	100 Spaces
• Recently Remodeled in 2022		Expandable Land:	Yes
• A/C in Half of Front Building		Zoning:	I-1; Industrial
• Huge Additional Lot for Parking		Parcel Number:	122040005400 & 122040006300
• Multiple Power Drops		Annual Taxes:	\$5,286.32