



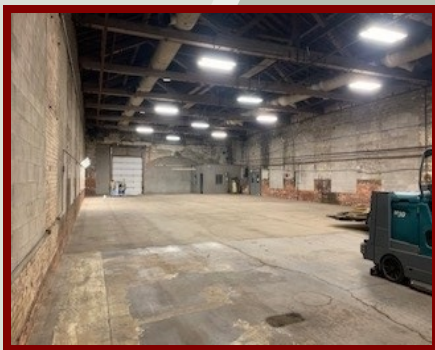
BUILDING 11
618 W. Center Street
Marion, Ohio 43302



Scan for more info

Available:
9,000 SF

For Lease:
\$5.00 NNN SF/Year



Special Features:

- **3 Acre Fenced Asphalt Lot**
- **Attractive Rates**
- **18' Clear Height**
- **High Profile Traffic Frontage**

For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBIndustrial.com
www.IPBIndustrial.com

Conrad Echemann

937.492.4423

conrad@ipbindustrial.com
www.IPBIndustrial.com

Land:	3.12 Acres	Construction Type:	Brick + Block
Square Footage:	9,000 SF	Sprinkler System:	Dry
Warehouse SF:	9,000 SF	Floor Thickness:	6" – 10"
Building Dimensions:	60 x 150	Roof:	Shingles
Clear Height:	18'	Utilities:	City Water, Sewer, & Natural Gas
Column Spacing:	Clear Span	HVAC Plant:	Low Pressure Infrared
Power:	480 Volts 400 Amps III Phase	Lighting:	LED
		Parking Spaces:	100
		Outside Storage:	Yes
		Expandable Land:	Yes
		Zoning:	I-2; Industrial
		Drive-In Doors:	One- 12' x 16' One- 12' x 14'

