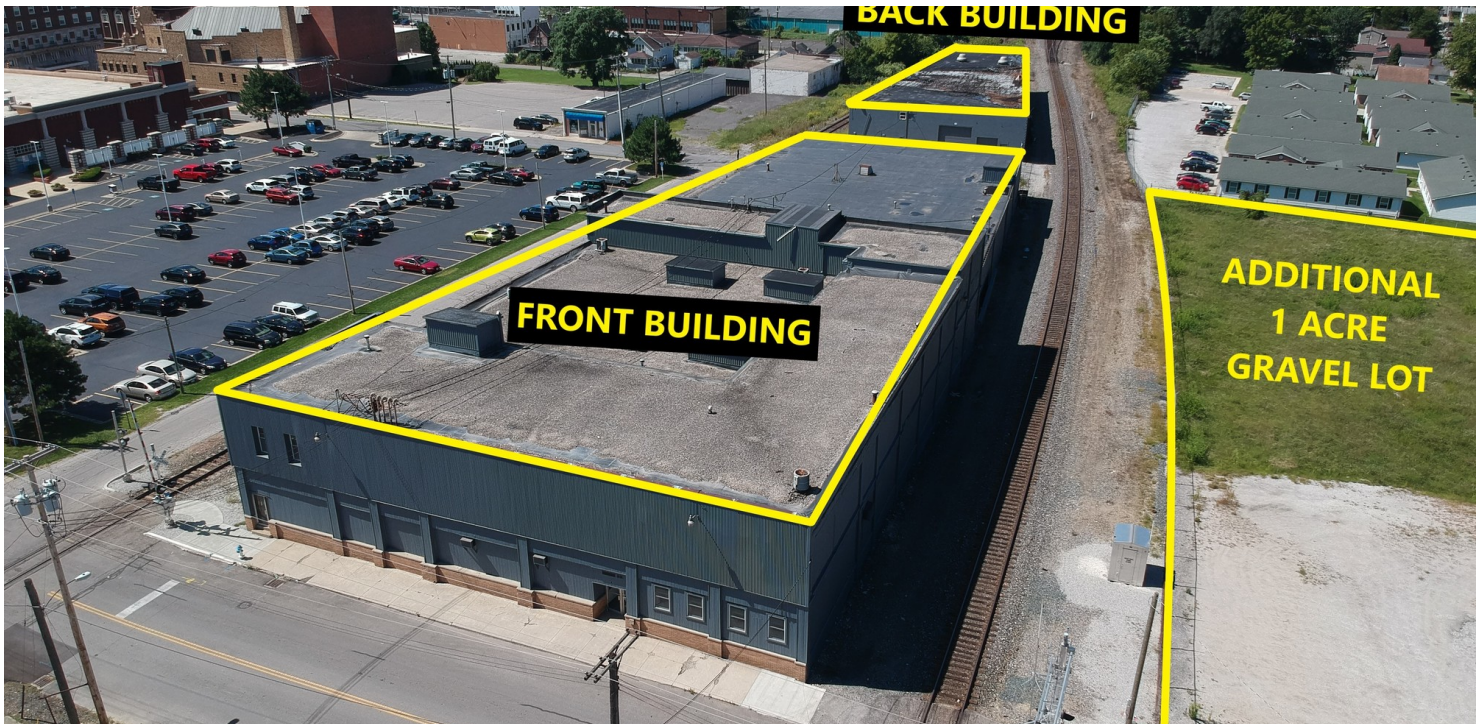




WAREHOUSE FACILITY PROPERTY FOR LEASE

173 OAK STREET

173 OAK STREET, MARION, OH 43302



LEASE RATE

\$2.60 SF/YR

OFFERING SUMMARY

Available SF:	58,476 SF
Warehouse (SF):	55,476 SF
Office Space (SF):	3,000 SF
Lot Size:	2.87 Acres
Ceiling Height:	14 - 16 ft
Drive In Doors:	2
Dock High Doors:	1
Zoning:	I-1; Industrial
Lighting:	T-5, T-8, & Fluorescent

PROPERTY HIGHLIGHTS

- Rail on Two Side of Building (CSX Main Line)
- A/C in Half of Front Building
- Huge Additional Lot for Parking
- Multiple Power Drops

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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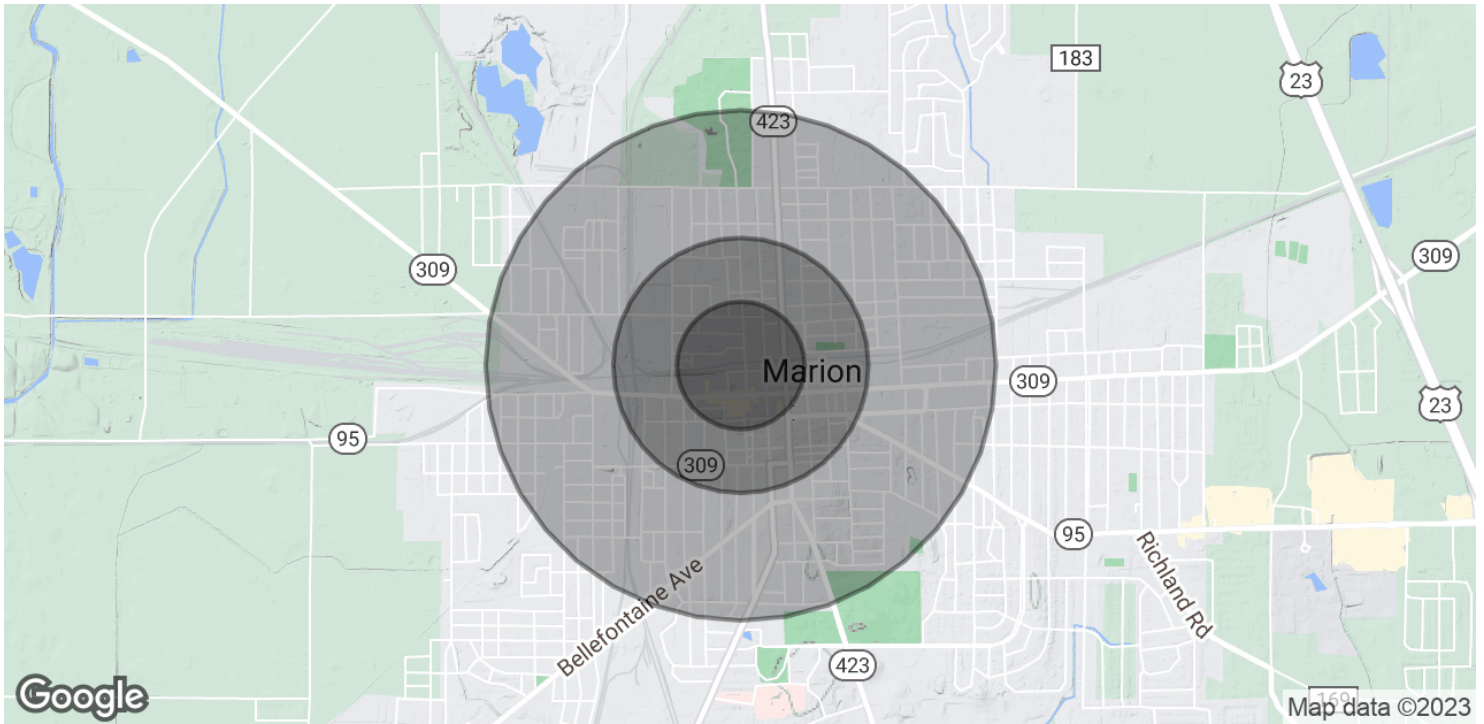
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	760	1,557	10,141
Average Age	41.8	35.1	34.1
Average Age (Male)	45.8	34.1	33.5
Average Age (Female)	36.6	37.8	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	437	1,030	5,056
# of Persons per HH	1.7	1.5	2.0
Average HH Income	\$27,140	\$26,474	\$34,566
Average House Value	\$518,686	\$363,705	\$154,535

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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