

Bring Offers!

Price Reduced!



## 521 Marion Rd- For Sale

Columbus, Ohio 43207

### Property Features

- ±240,000 SF Multi-Purpose Manufacturing Warehouse
- ESFR Fire Suppression on ±160,000 SF Ground Floor
- 30,000 SF Each on Second and Third Floor; 2 Elevators, 1 Freight
- 11'-22' Clear Height
- 17 Docks
- 2 Drive-In Doors
- Possible Rail Access; ±1600 AMPS Electrical Service Power
- New Roof installed in 2022 with Transferable Warranty
- Heated Warehouse
- ±3 Acres of Outside Storage Available
- ±10.8 Acres of M-Zoned Property
- Easy Access to Major Highways

**Sale Price: \$10,995,000**

**[www.521Marion.Com](http://www.521Marion.Com)**

**All Offers Will Be Considered**



For more information:

**Mike Semon**

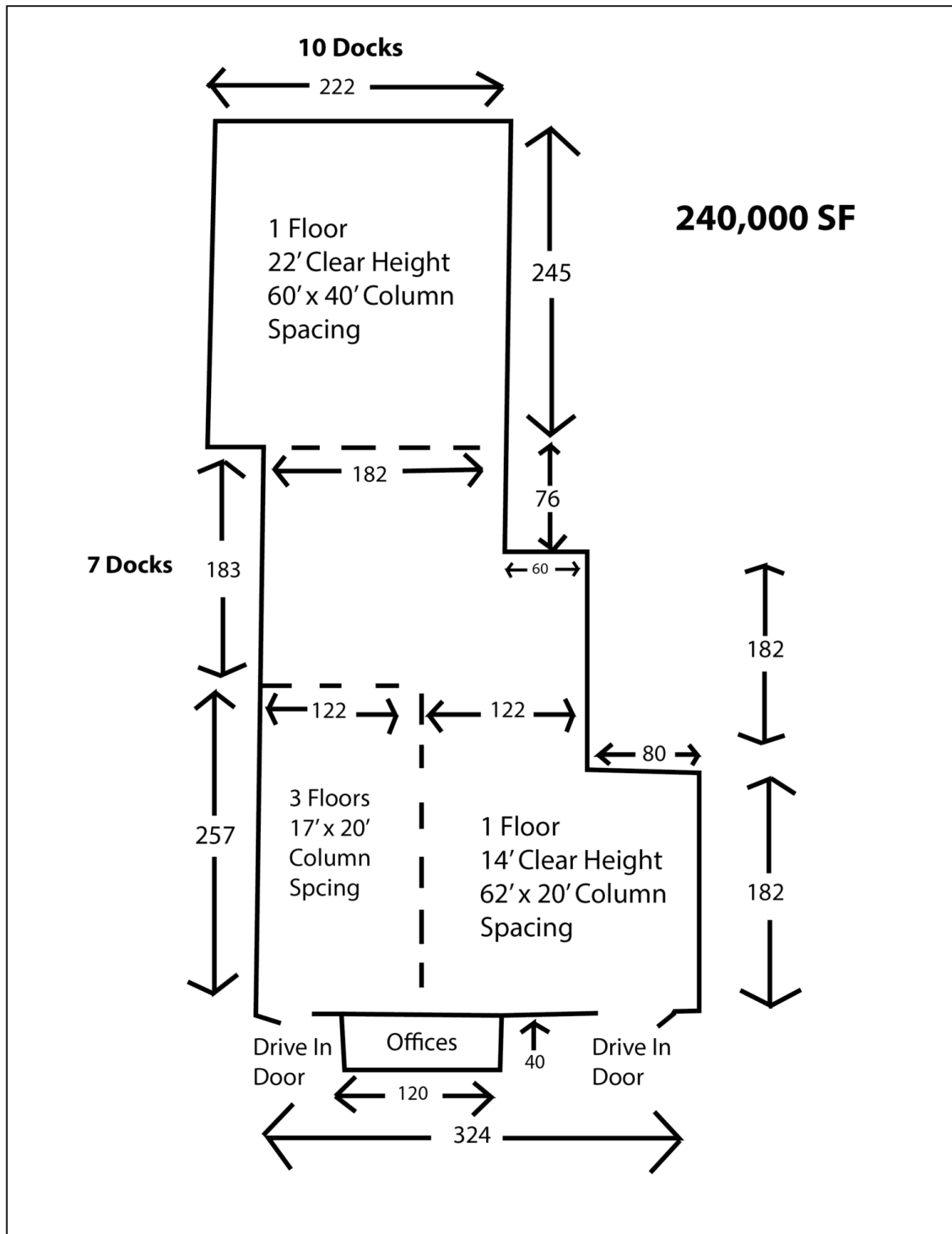
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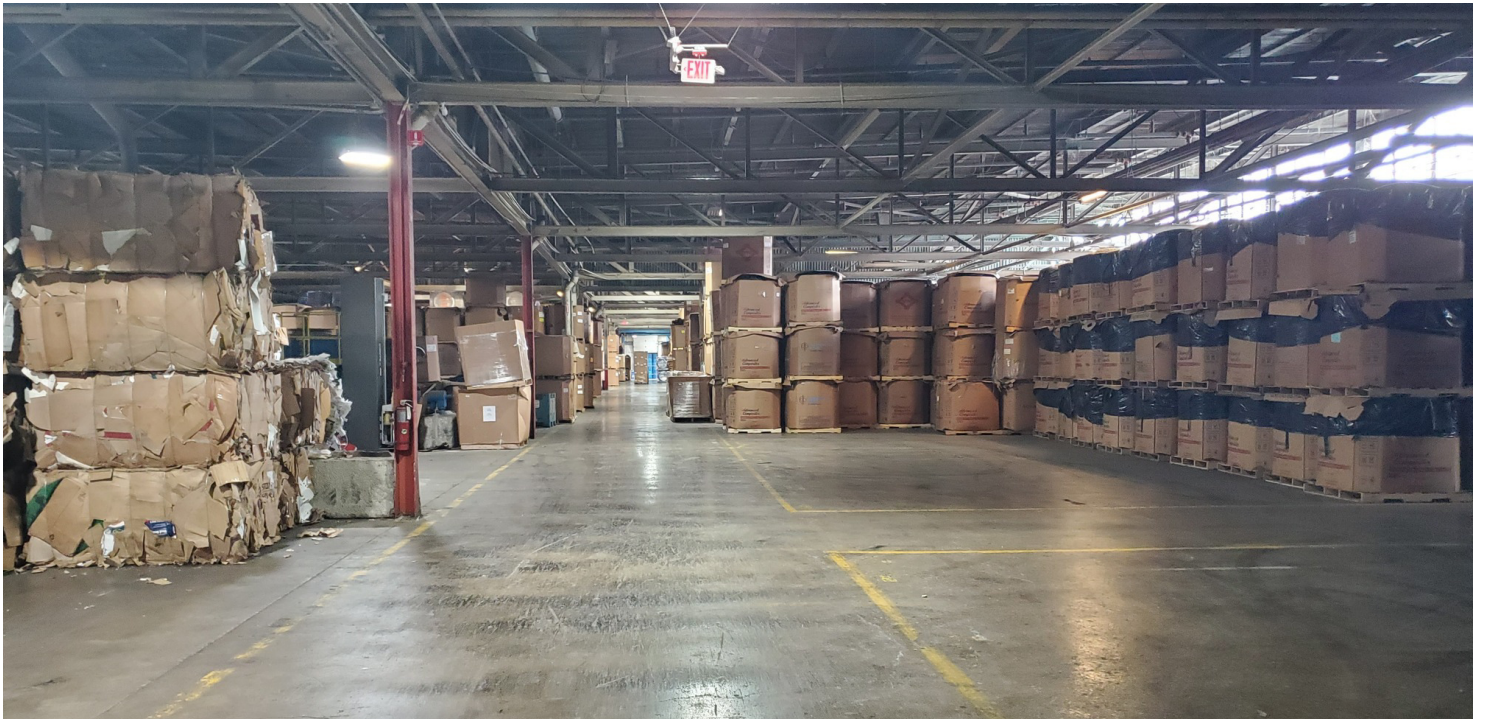










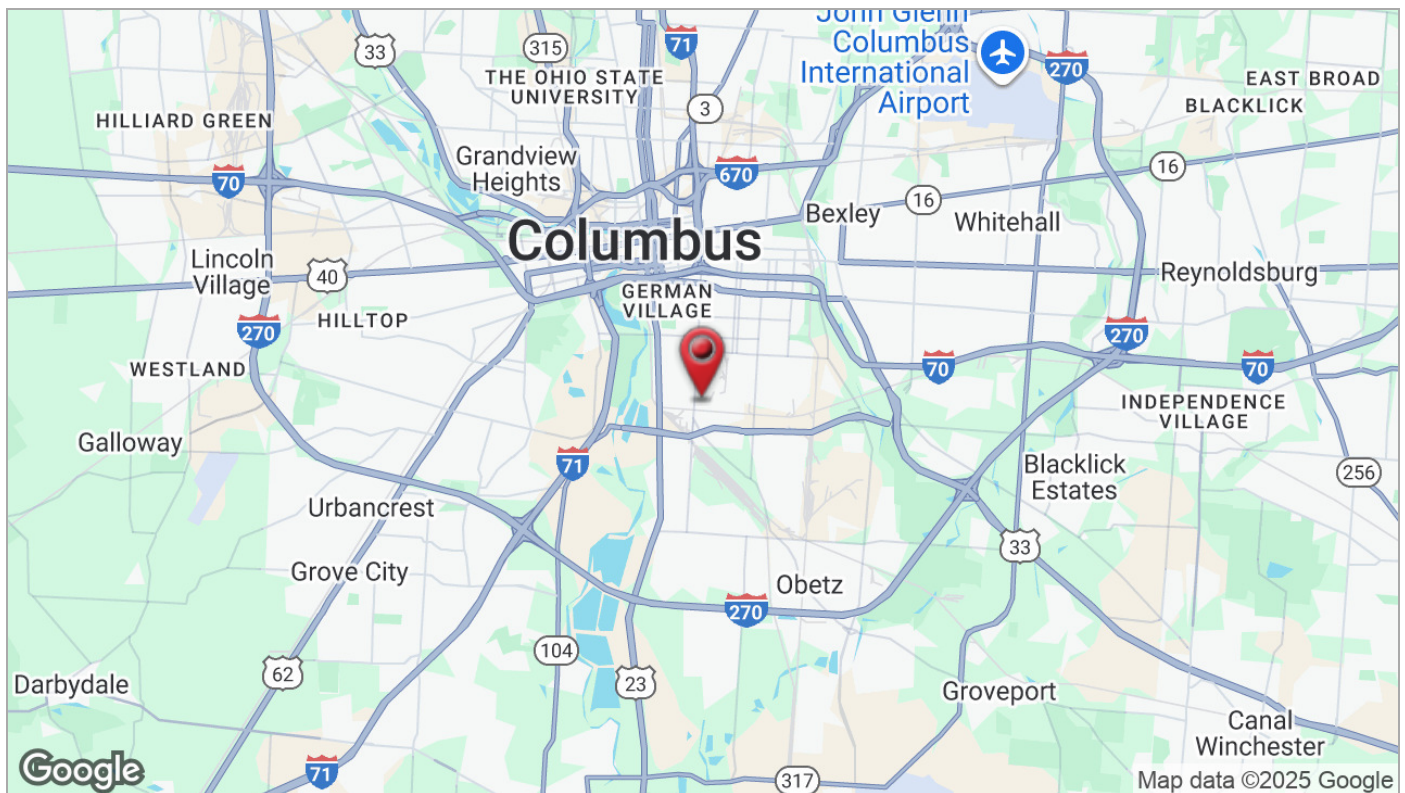
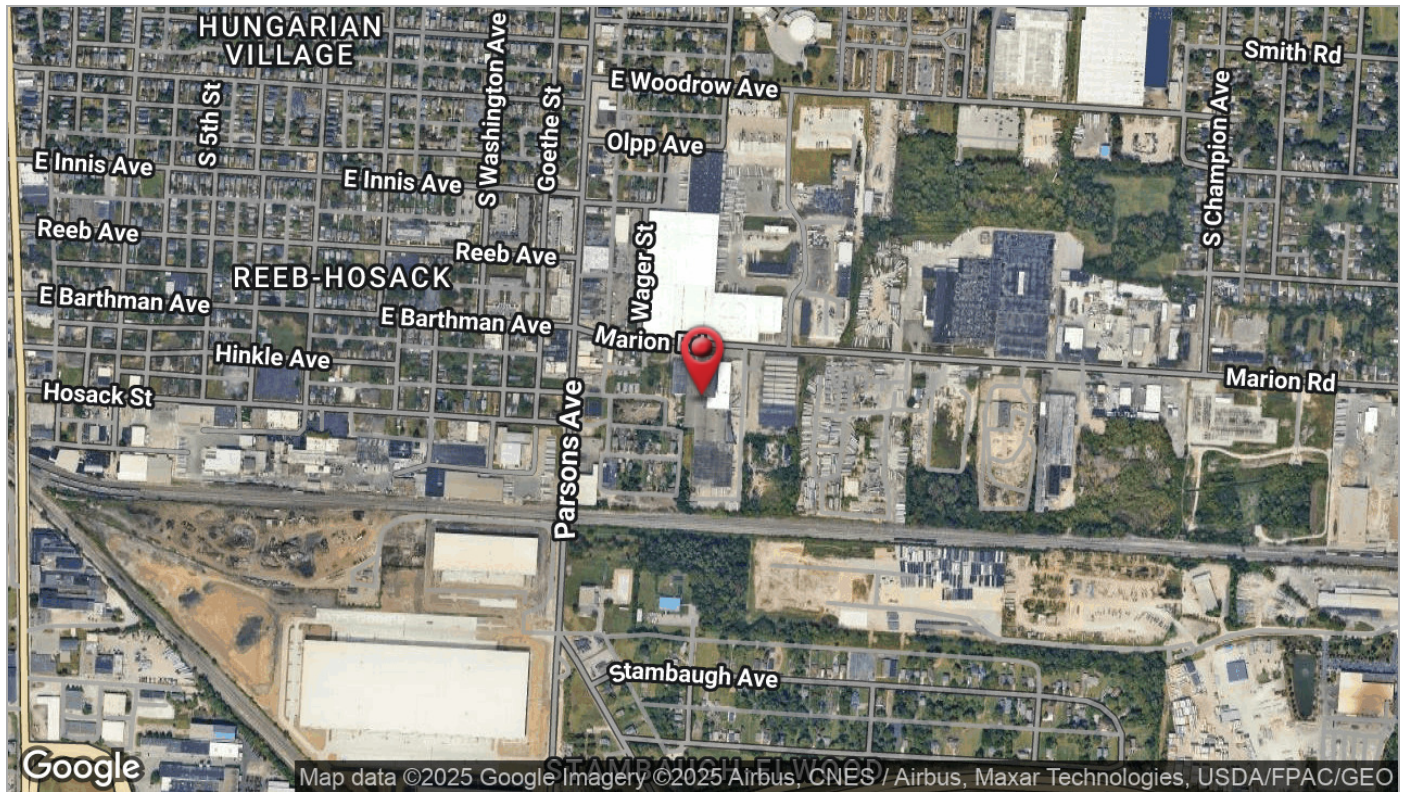




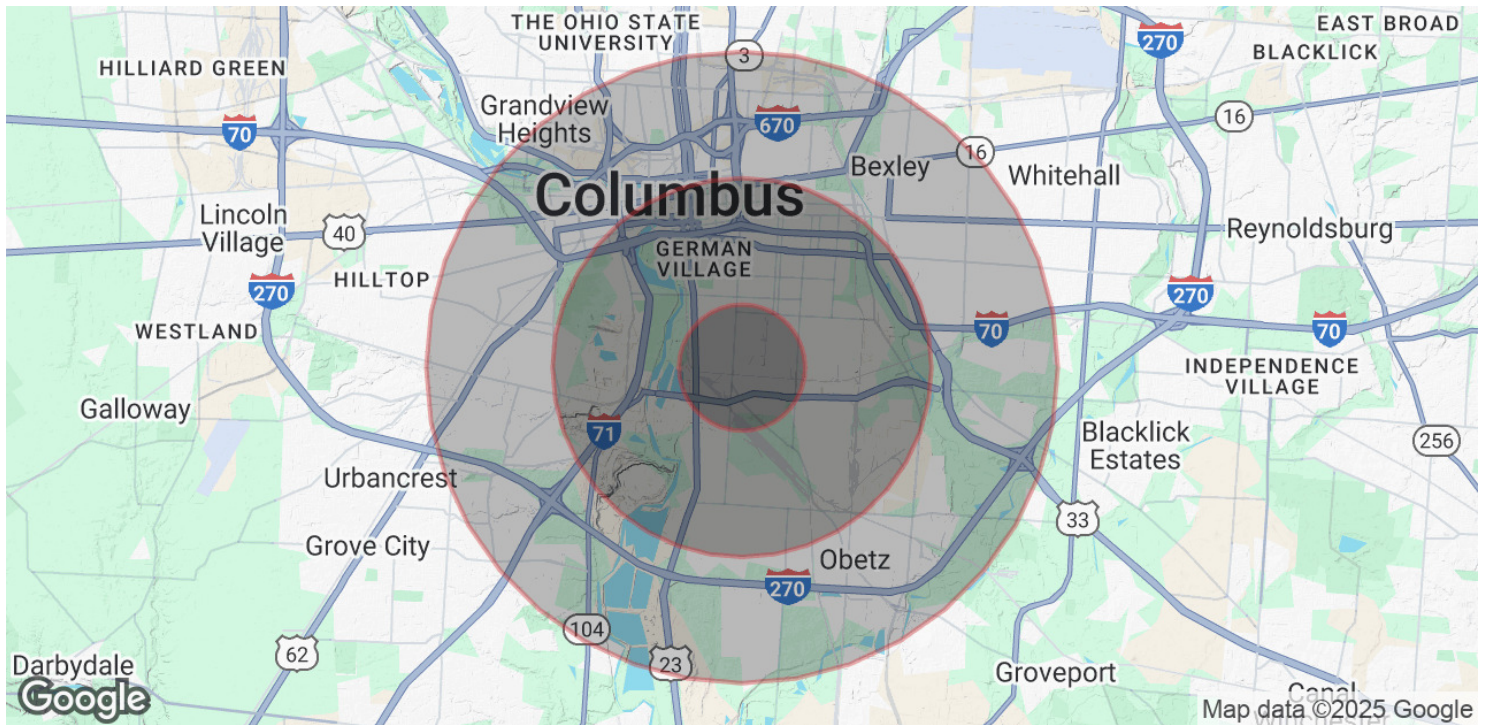


\*Red outline is for  
illustration purposes only









### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,182	83,658	205,695
Average Age	34.6	36.7	34.9
Average Age (Male)	32.8	35.4	34.4
Average Age (Female)	36.0	37.3	35.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,216	35,802	86,359
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$36,010	\$48,029	\$52,367
Average House Value	\$86,734	\$146,155	\$154,451

2020 American Community Survey (ACS)