

# MARION INDUSTRIAL RAIL PARK

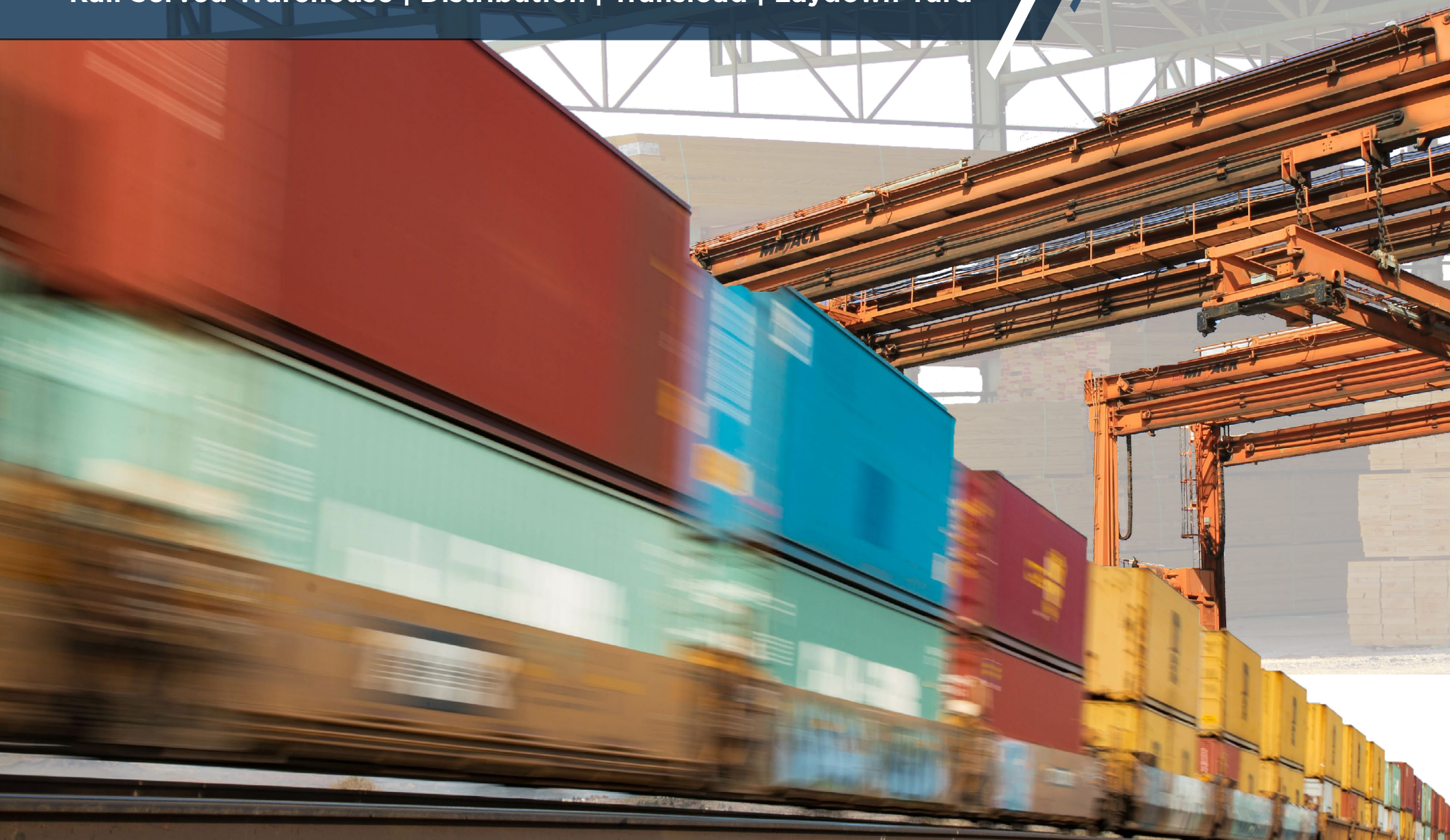
FOR LEASE OR BUILD-TO-SUIT

Rail Served Warehouse | Distribution | Transload | Laydown Yard



CUSHMAN &  
WAKEFIELD

RAIL ADVISORY GROUP



# PROPERTY INFORMATION

# FLOOR PLAN

**300,000 SF**

OF RAIL SERVED  
WAREHOUSE SPACE  
AVAILABLE Q3 2023

**3,617,000 SF**

OF RAIL SERVED BTS  
AVAILABLE

Rail served capacity for ANY  
commodity or volume:

- In-door & outdoor storage
- Autos – 23,000+ spot capacity
- Food & beverage
- Resin
- Specialty chemicals
- Forestry products
- Building materials
- Intermodal

## PROPERTY FEATURES

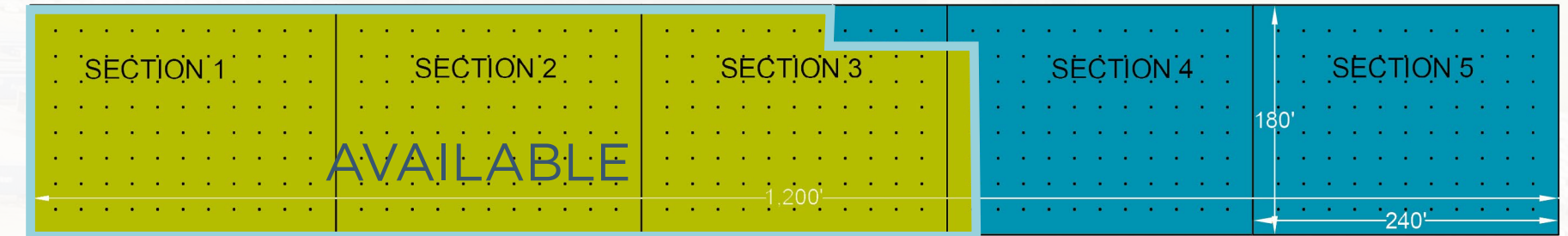
FOR LEASE	100,000 to 300,000 SF of rail served warehouse space available 3Q 2023
RAIL & DOCK DOORS	Multiple doors available for highspeed rail and truck transload
SPRINKLER	Dry System
CLEAR HEIGHT	16' - 24'
ELECTRIC	240 Volt, 3 Phase
FLOORS	Concrete
WALLS	Masonry and Steel

**DIRECT  
ACCESS TO  
THE CSX RAIL  
NETWORK**



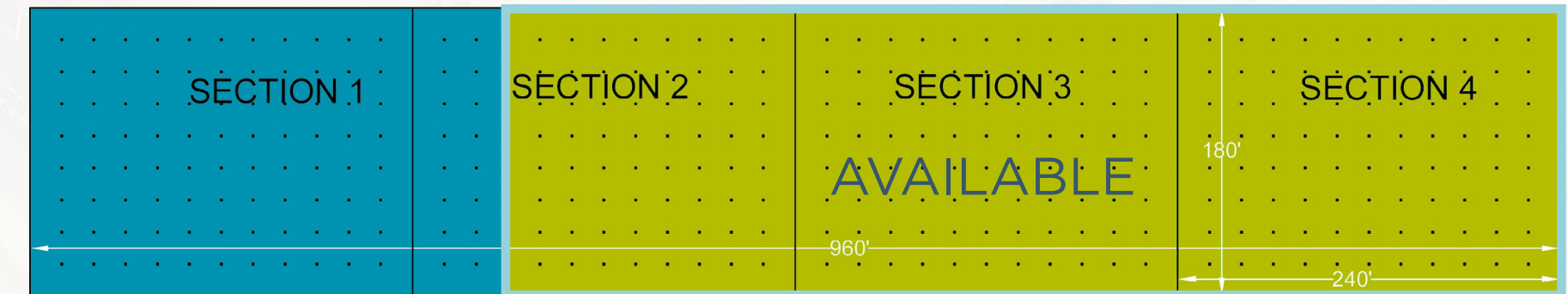
## BUILDING 201

200,000 SF



## BUILDING 202

100,000 SF



# 3,617,000 SF

OF RAIL SERVED BTS WAREHOUSE CAPACITY

# 550

RAIL SPOT CAPACITY PLANNED WITH ABILITY TO EXPAND TO 2,500+

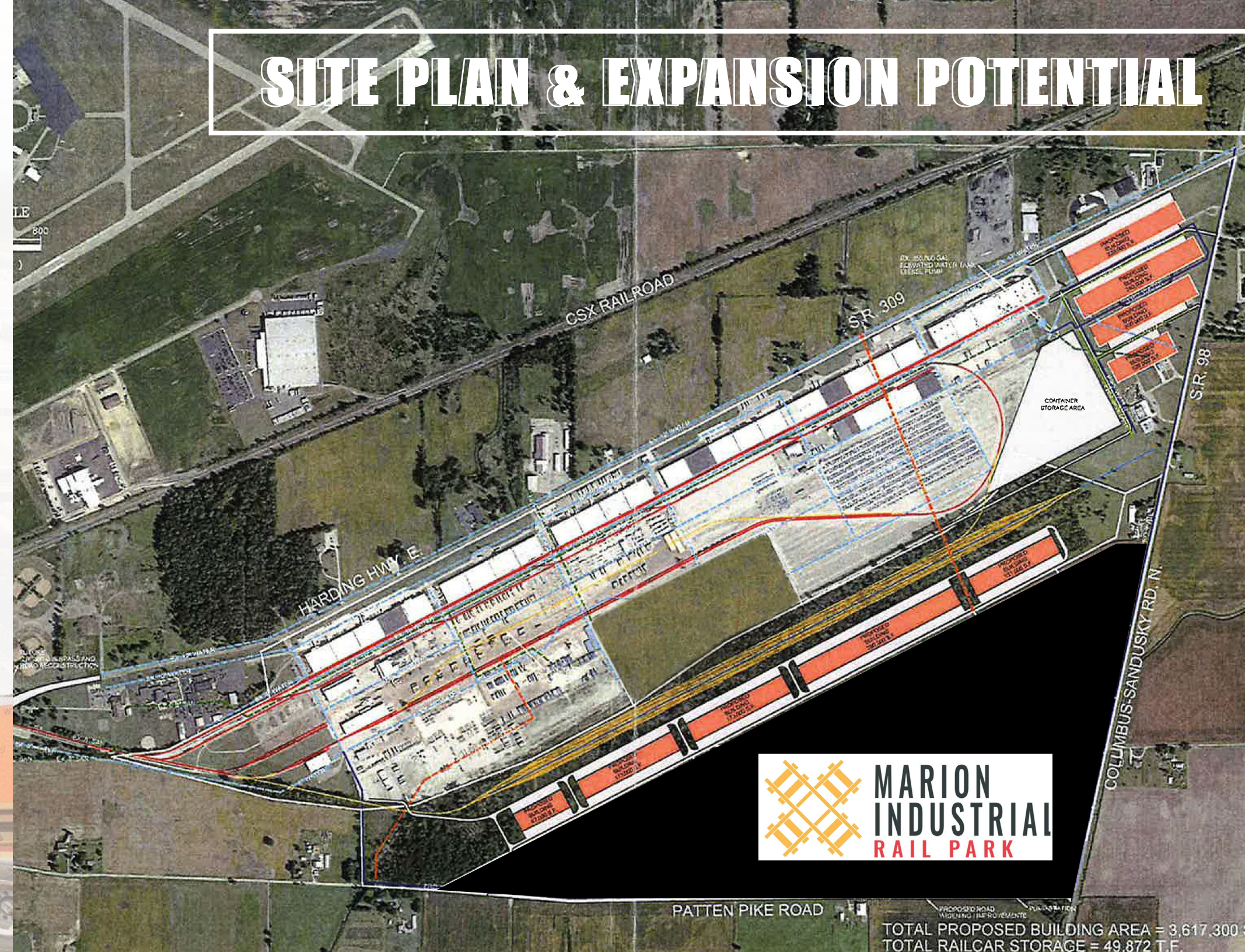
# TRANSLOAD

UNPARALLELED HIGH VOLUME, MULTI-COMMODITY, TRANSLOAD CAPABILITY

# INTERMODAL

CAPACITY CAN BE SCHEDULED WITH CSX & UNION PACIFIC

## SITE PLAN & EXPANSION POTENTIAL



TOTAL PROPOSED BUILDING AREA = 3,617,300  
TOTAL RAILCAR STORAGE = 49,872 T.F.

# THE NUMBER 1 RAIL SERVED DISTRIBUTION FACILITY IN OHIO

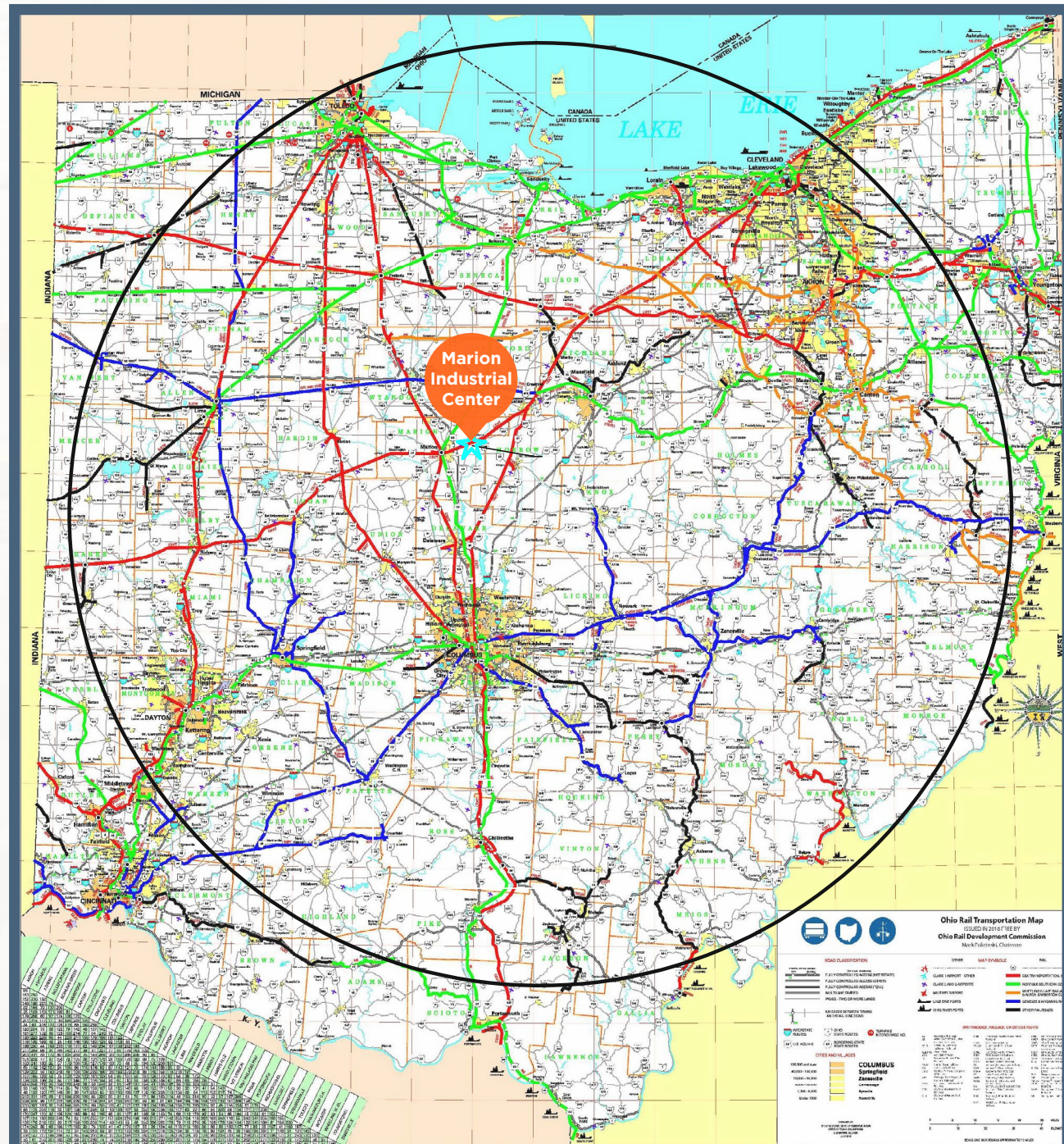
## PREMIER ACCESS TO ALL CORE OHIO MARKETS:

**COLUMBUS** 54 MILES

**TOLEDO** 95 MILES

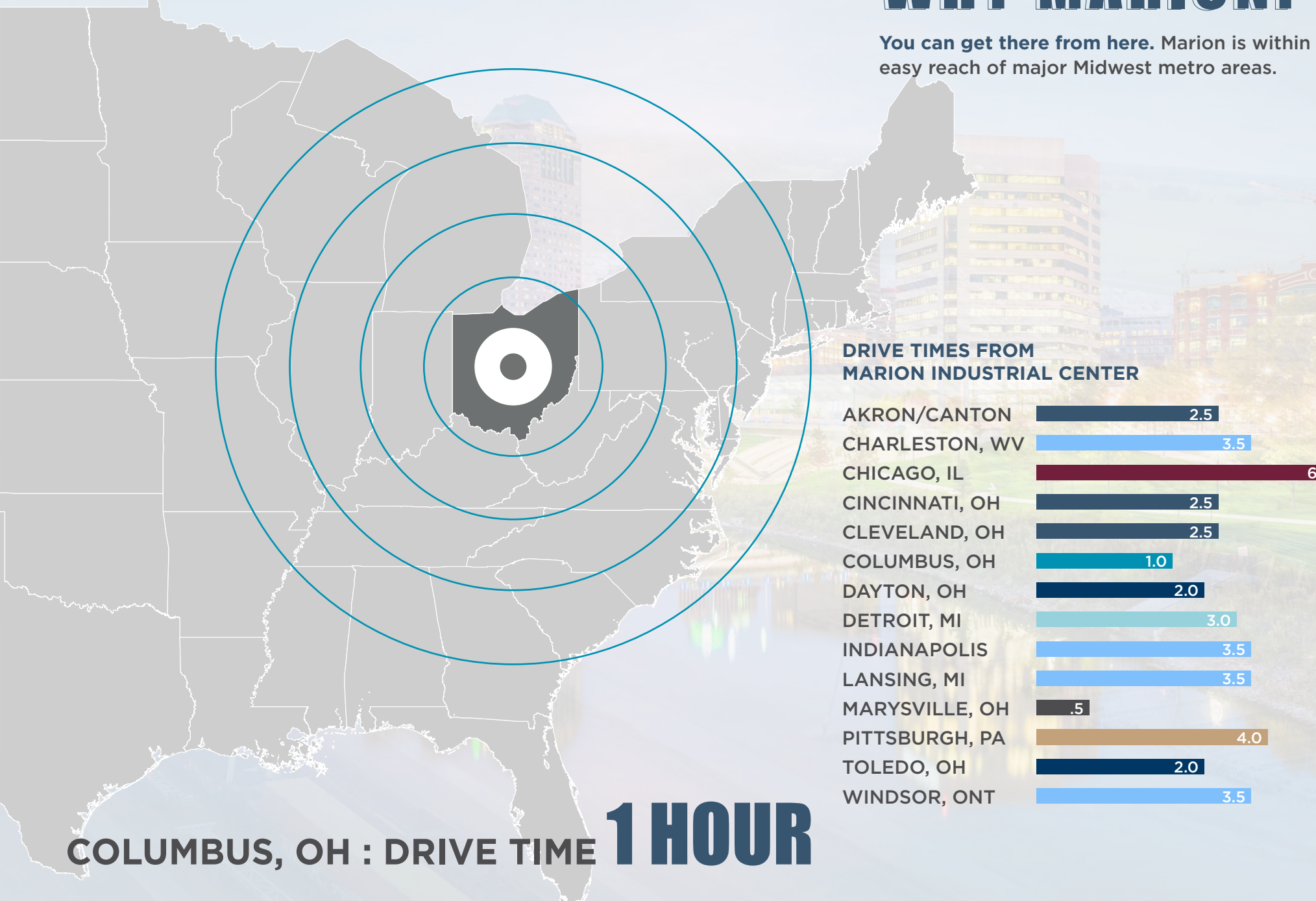
**CLEVELAND** 123 MILES

**CINCINNATI** 161 MILES



# WHY MARION?

You can get there from here. Marion is within easy reach of major Midwest metro areas.



### DRIVE TIMES FROM MARION INDUSTRIAL CENTER

AKRON/CANTON	2.5
CHARLESTON, WV	3.5
CHICAGO, IL	6.0
CINCINNATI, OH	2.5
CLEVELAND, OH	2.5
COLUMBUS, OH	1.0
DAYTON, OH	2.0
DETROIT, MI	3.0
INDIANAPOLIS	3.5
LANSING, MI	3.5
MARYSVILLE, OH	.5
PITTSBURGH, PA	4.0
TOLEDO, OH	2.0
WINDSOR, ONT	3.5

COLUMBUS, OH : DRIVE TIME **1 HOUR**



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