



FOR LEASE INDUSTRIAL PROPERTY



2703 W 9th St  
Marion, IN 46953

# 45,936 SF Crane-Served Industrial Building

## About The Property

- Zoned I-3 heavy industrial
- 5 truck docks and 10 overhead drive-in doors
- 3 overhead cranes - 3, 5 and 10 tons
- Heavy power - 1600 Amp/480 Volt with 3 bus ducts
- Move-in ready
- Entire property is fenced and secured
- Excess land with outside storage potential and option to expand
- Truck scale available on site
- Large break room and locker room included
- Lease Rate: \$5.50 SF/yr NNN
- Additional 15 Acres available for sale



**the**  
**Zacher**  
**company**

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# PROPERTY INFORMATION

## 45,936 SF CRANE-SERVED INDUSTRIAL BUILDING

<u>BUILDING LOCATION/SIZE/ZONING</u>		<u>PRICE/AVAILABILITY</u>	
Street Address	2703 W 9th St	Lease Rate	\$5.50 SF/yr
City, State, Zip	Marion, IN 46953	Lease Type	NNN
Total Building Area	45,936 SF	Available	Immediately
Site Acreage	21.3 Acres	Additional 15 Acres	Ask broker for pricing guidance
Zoning	I3/Heavy Industrial		
<u>BUILDING DATA</u>		<u>PROPERTY TAXES</u>	
Date of Construction	1967	Parcel Numbers:	
Type of Construction	Steel Frame, Metal	City -	27-06-11-200-012.000-008
Number of Stories	1	County -	27-06-11-200-003.000-006
Roof	Pitched, Rubber Membrane	County -	27-06-11-200-014.000-006
Clear Height	Center 27' - 30' Front 27' - 23.5' Rear 12' - 16'	Assessment: Land	\$428,800
Power	1600 Amp/480 Volt	Improvements	\$377,500
Heating	Warehouse - Radiant-Tube Heating Office - Gas Forcsed	Total Assessment	\$806,300
Air Conditioning	Office Only	Annual Taxes	\$19,888.68 (\$0.43/SF)
Flooring	6' Concrete	Tax Year	2024 Payable 2025
Lighting	LED/Fluorescent		
Cranes	3,5 & 10 Tons		
Restrooms	5		
Break Room	Yes		
Locker Room	Yes		
Sprinkler System	Wet System		
Air Compressor	Yes		
<u>UTILITIES</u>		<u>LOADING FACILITIES</u>	
Electric Supplier	AEP	Truck Docks	5
Natural Gas Source	CenterPoint	2 Hydraulic, 3 Manual Levelers	
Water & Sewer	Marion Utilities	Overhead Drive-in Doors	3 - 14'
			1 - 12'
			3 - 10'
		3 - 8'	
		Truck Scale	Mettler Toledo
<u>TRANSPORTATION</u>			
Major Road Nearest Site		SR 18	
Distance to Interstate		I-69 - 8.5 Miles	



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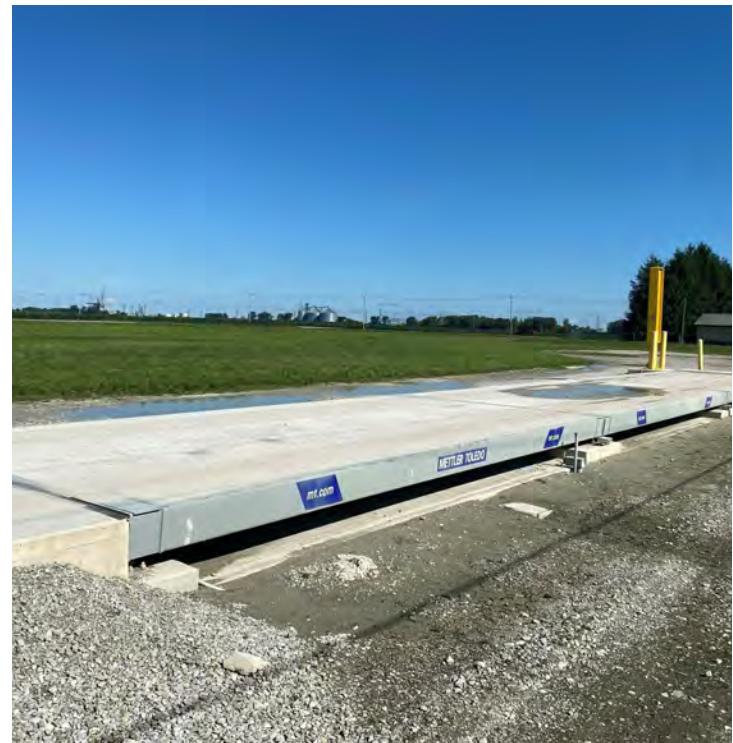
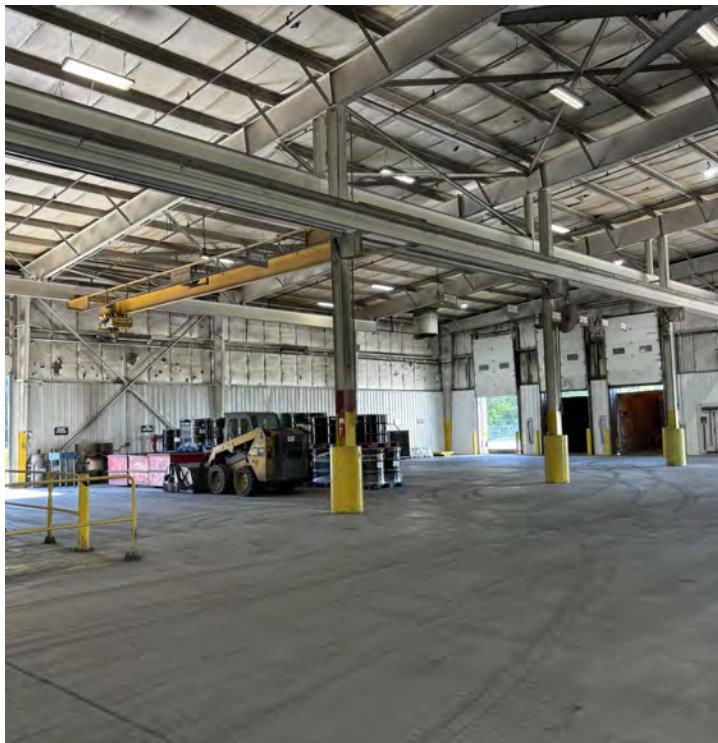
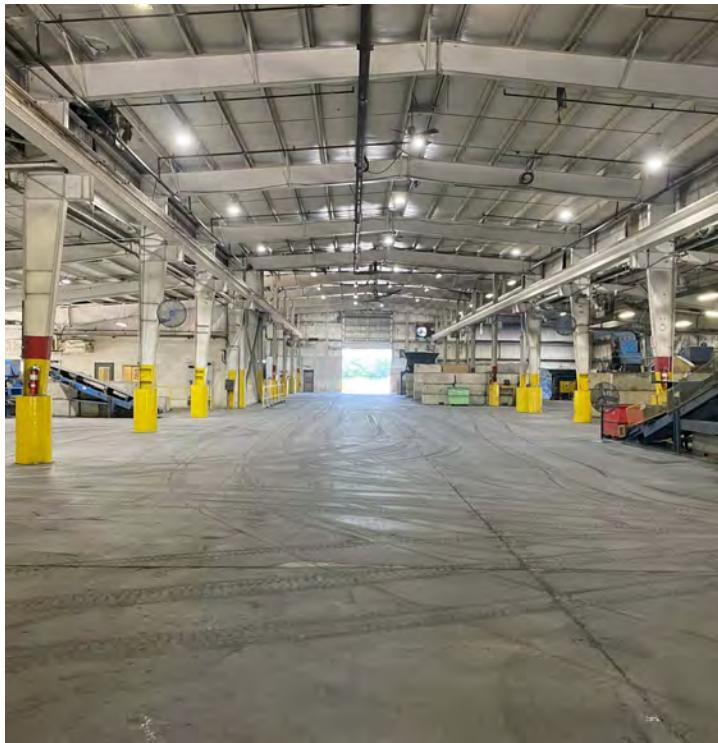
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# ADDITIONAL PHOTOS

## 45,936 SF CRANE-SERVED INDUSTRIAL BUILDING



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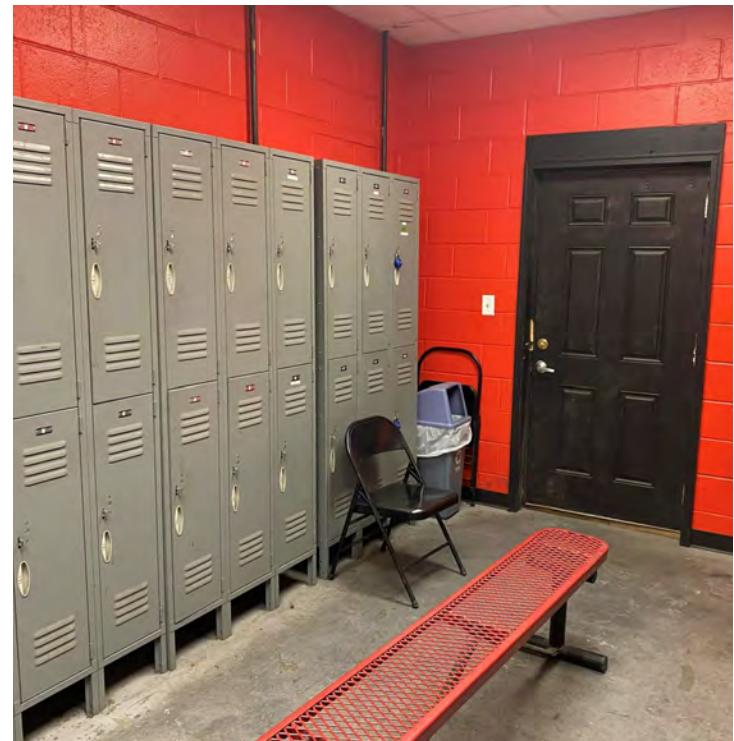
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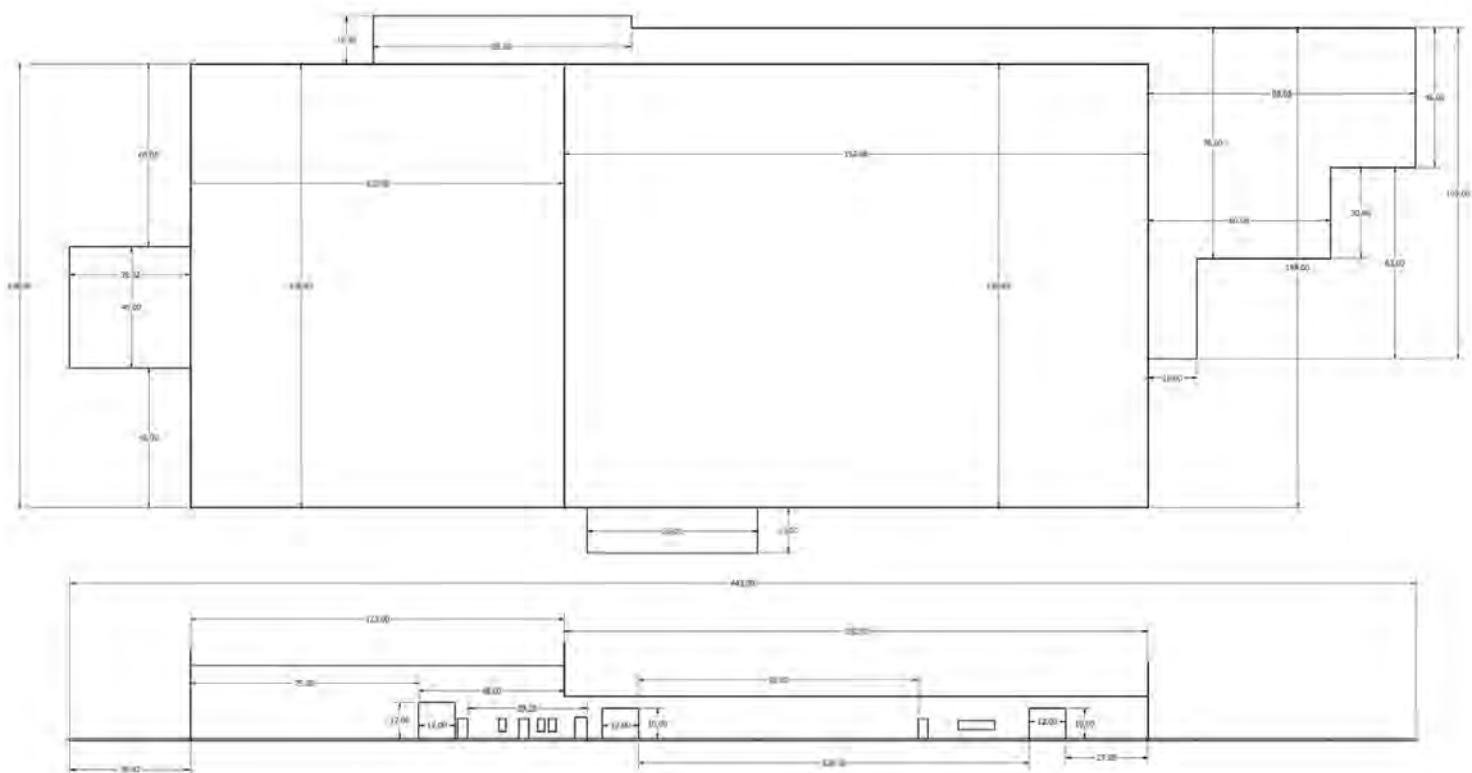
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# FLOOR PLAN

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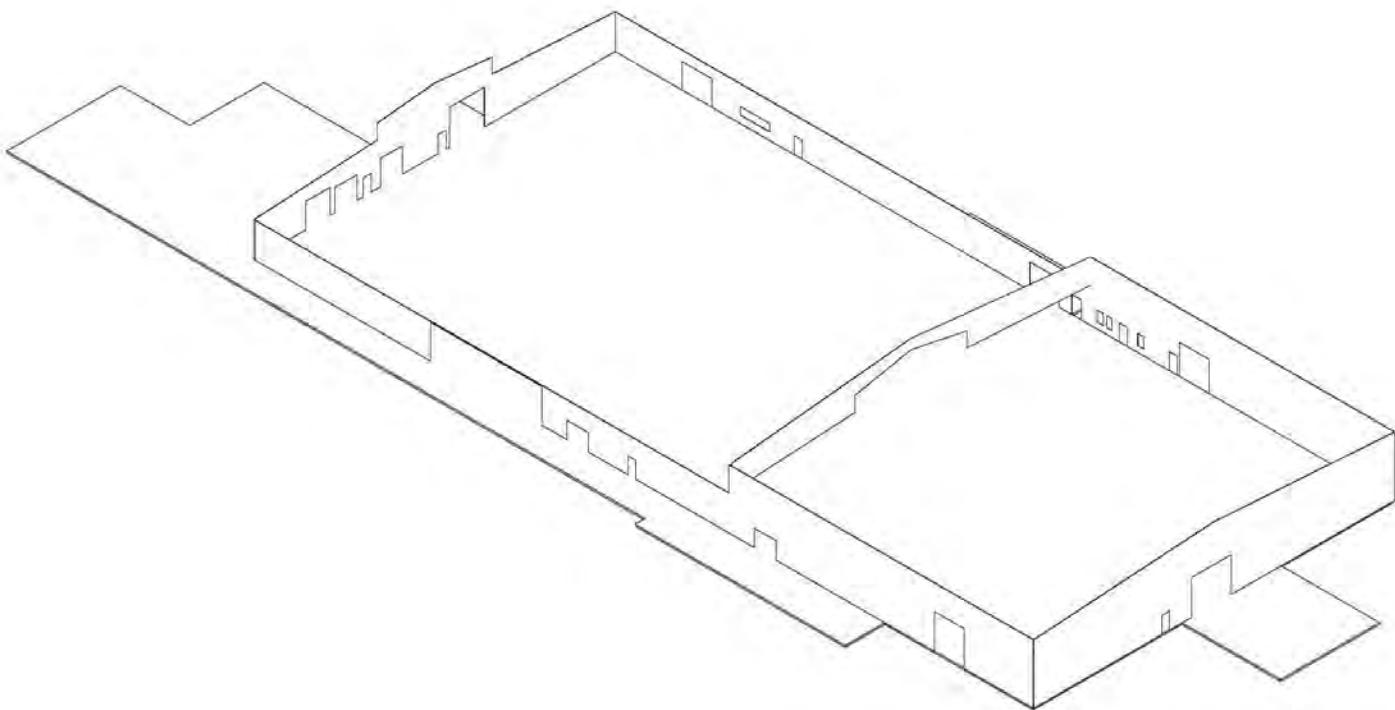
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# BUILDING LAYOUT

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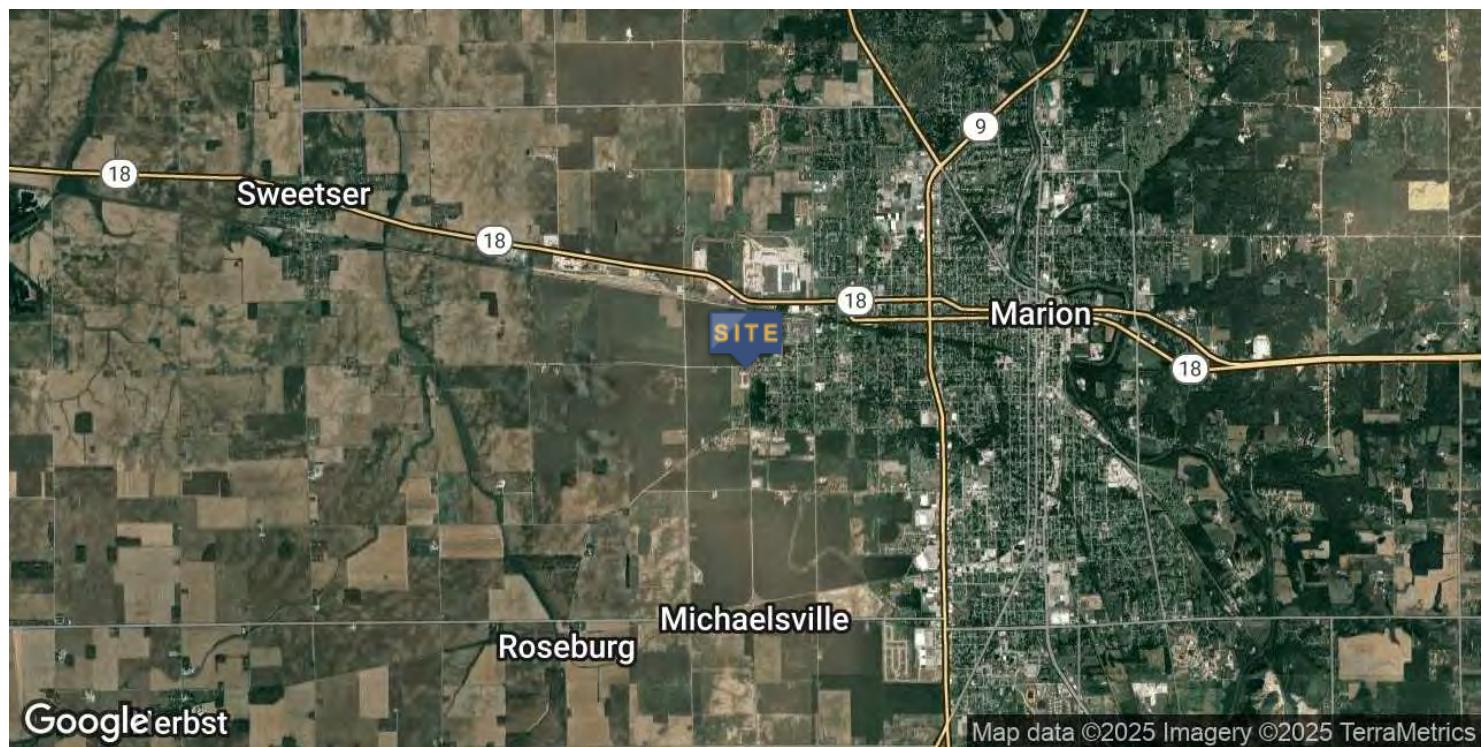
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# LOCATION MAP

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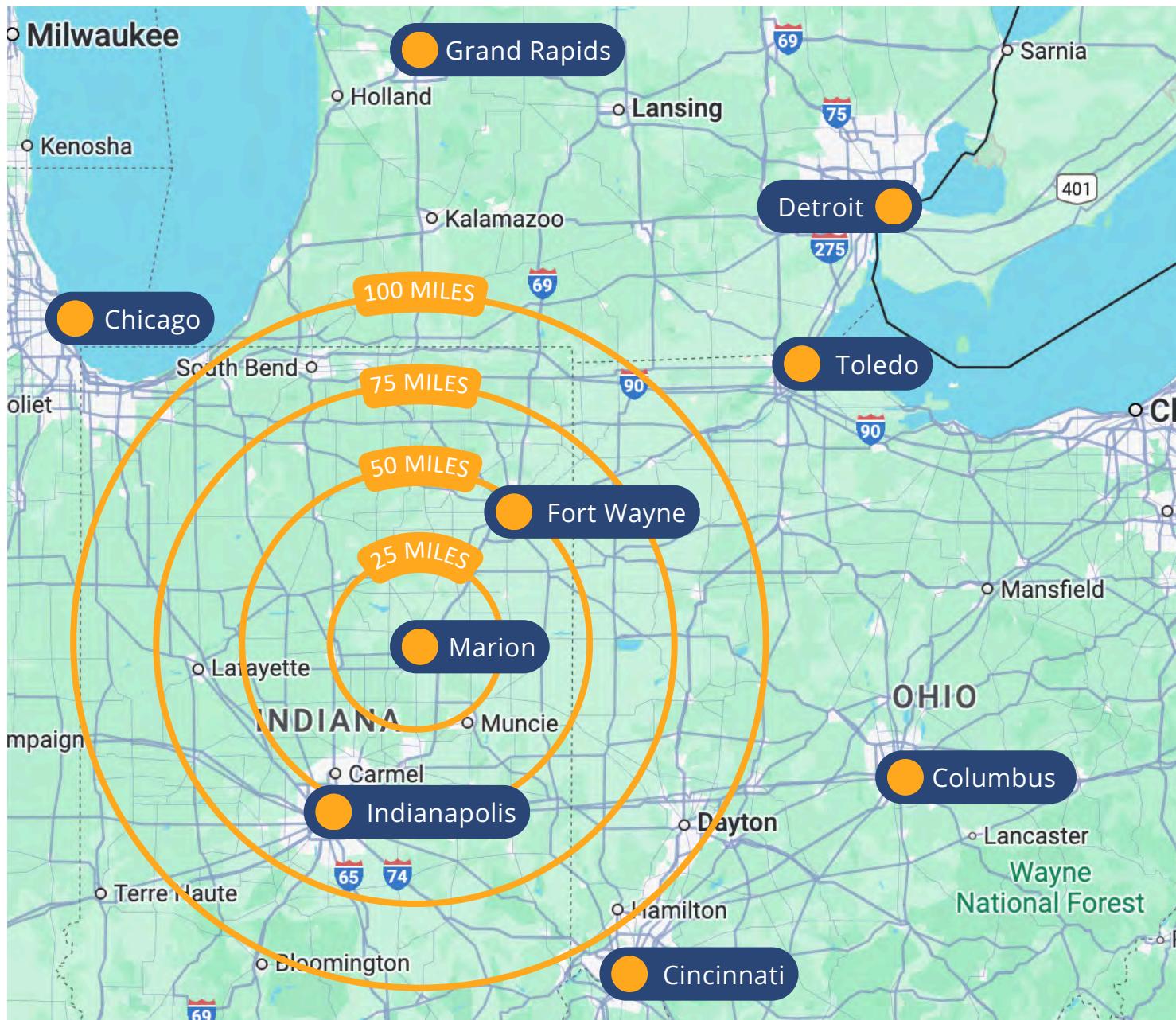
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# DRIVING DISTANCE MAP

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## DISTANCE FROM MARION, INDIANA, TO MAJOR CITIES

<b>Fort Wayne</b>	51 miles	<b>Chicago</b>	178 miles
<b>Indianapolis</b>	86 miles	<b>Cincinnati</b>	184 miles
<b>Toledo</b>	152 miles	<b>Detroit</b>	213 miles
<b>Columbus</b>	167 miles	<b>Grand Rapids</b>	224 miles



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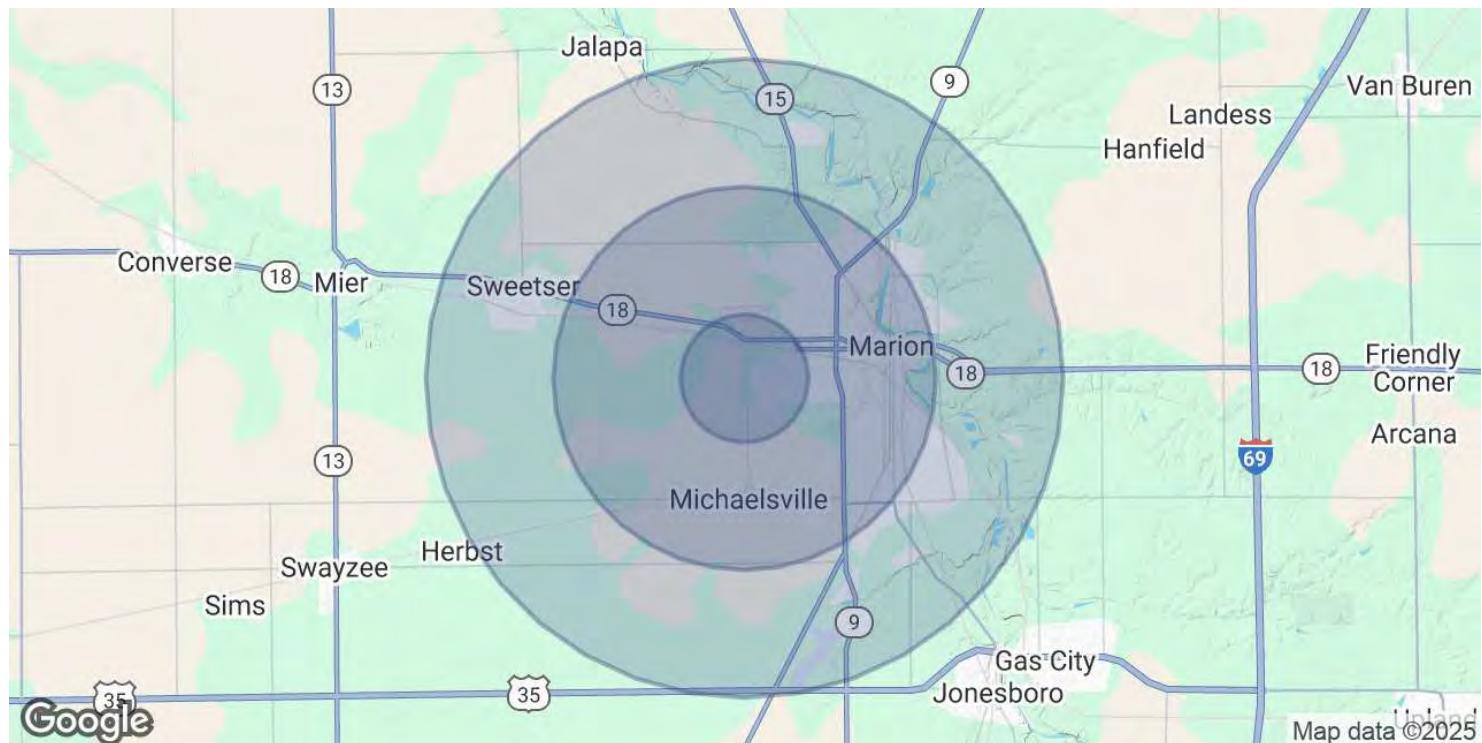
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# DEMOCRAPHICS MAP & REPORT

## 45,936 SF CRANE-SERVED INDUSTRIAL BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,887	24,084	36,348
Average Age	42	41	42
Average Age (Male)	42	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	865	9,878	14,799
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$50,597	\$58,243	\$62,176
Average House Value	\$358,671	\$144,977	\$147,234

Demographics data derived from AlphaMap



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