

For Sale

Waldo- Delaware Rd
Marion, OH 43302

± 17.49 acres available

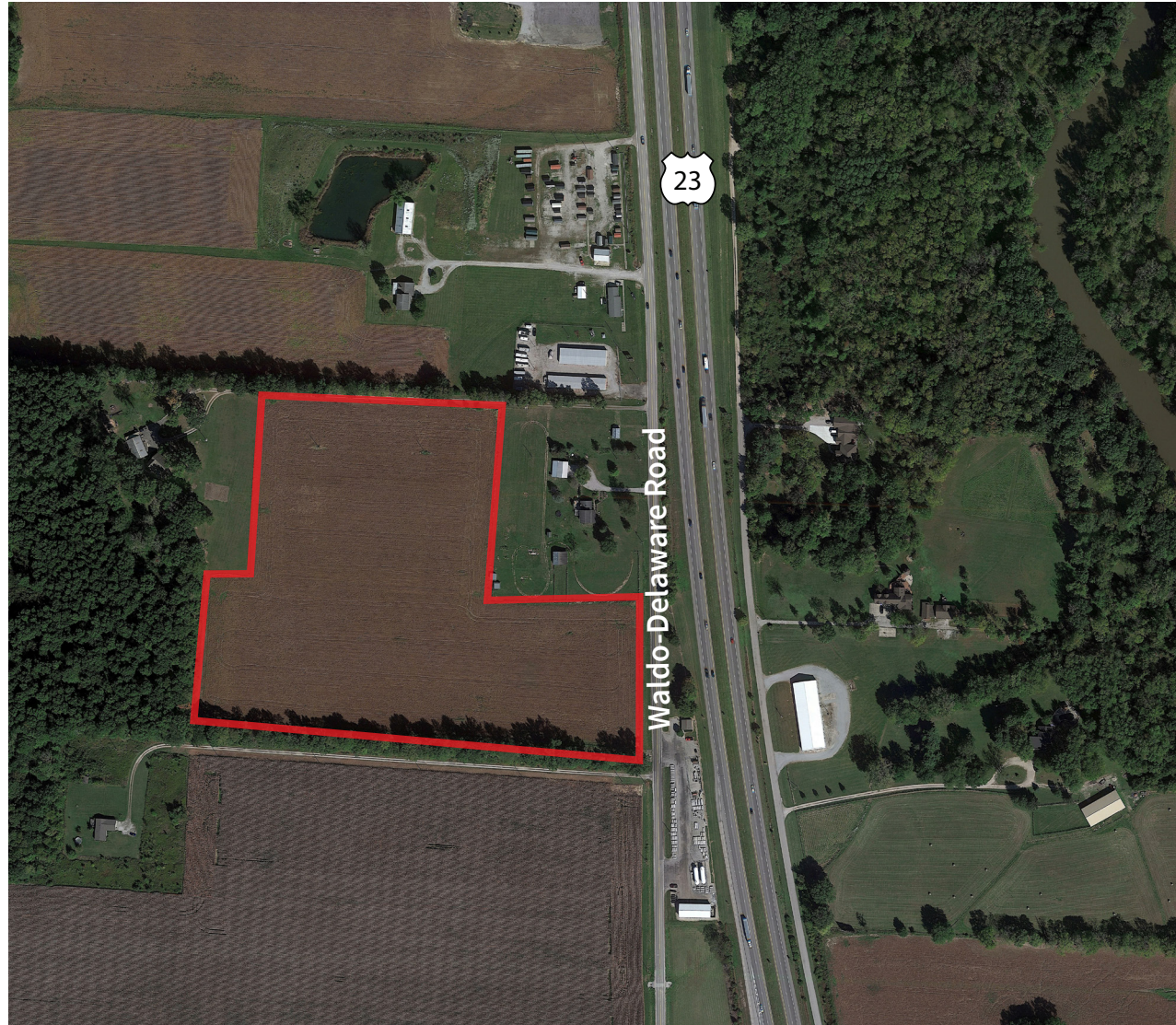
 **JLL** SEE A BRIGHTER WAY

Property specifications

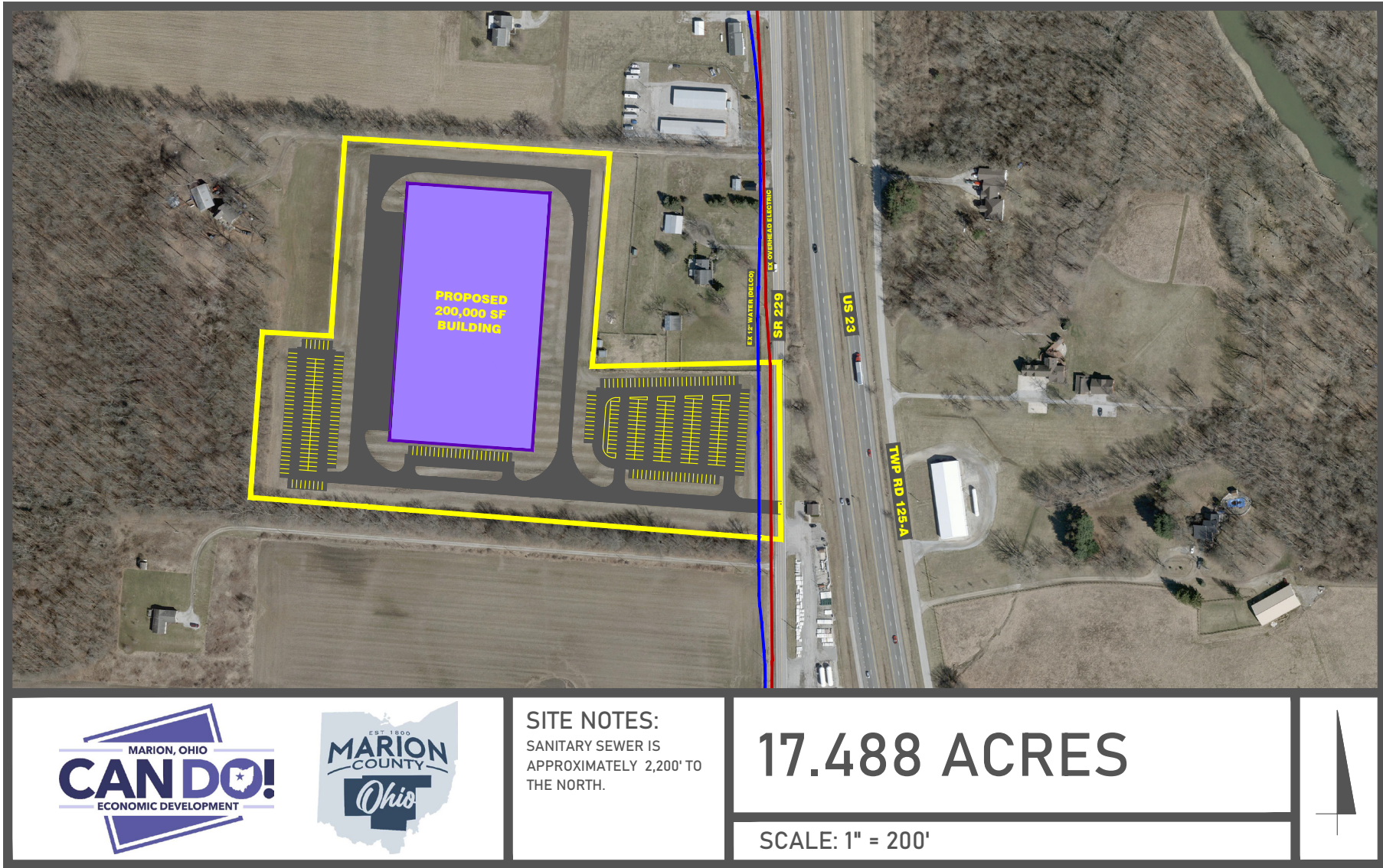
- Current Zoning: BI (Business Industrial) and RR (Rural Residential)
- Water and electric at site
- Gas and sewer available nearby
- Frontage on US-23
- Flat topography
- US-23 North growing corridor
- Potential rezoning for a wide variety of uses

±17.49

Acres available



Example site plan



Workforce

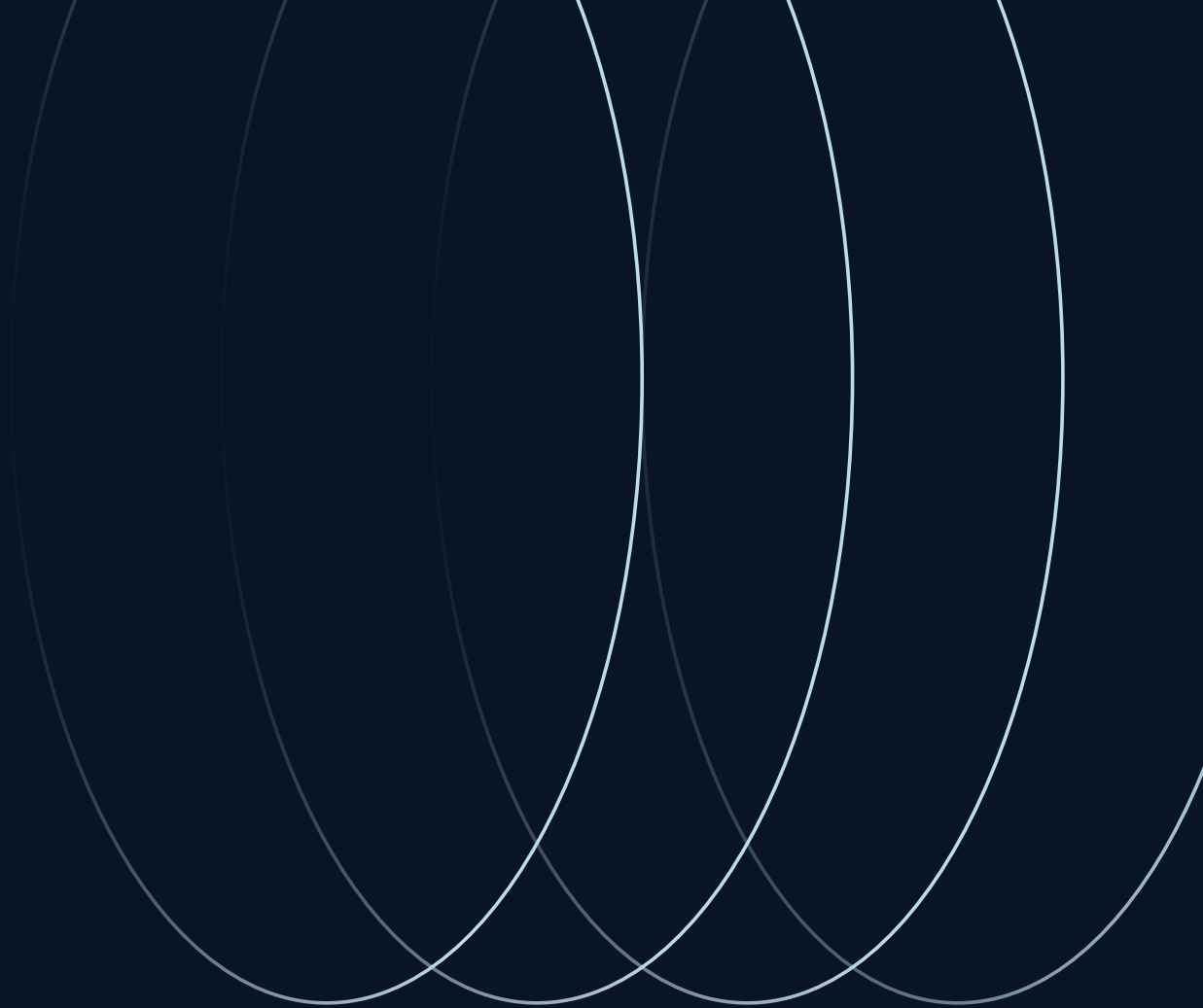
Marion, Ohio is a community designed for industry leaders and their employees. The region is known for its accessibility through transportation, education and workforce development. As America’s Workforce Development Capital®, there is synergy between local schools and companies as students are trained to match the skills needed by area employers.

Employee population	28,340
Households	24,478
Residents	65,096
Median age	40.4
Median household income	\$42,966

Major manufacturers

Employer	Industry	Employees
Whirlpool Corporation	Appliance manufacturing	2,344
Silver Line Windows	Manufacturing and distribution of windows and doors	600
Wyandot Inc.	Plant-based snack production, distribution, private label services	400
Piston Automotive LLC	Manufacturing of brake modules	330
Nucor Steel Marion, Inc.	Steel manufacturing/mill	258
Mennel Milling	Food production for various brands	263
Union Tank Car Company	Rail tank car manufacturing and refurbishing	263
Graphic Packaging International, Inc.	Paperboard and integrated paperboard solutions for consumer products	263
US Yachiyo, Inc.	Manufacturing of plastic fuel tanks	220
ArcelorMittal	Manufacturing of tubular steel products	104

Largest non-industrial employers	Employees
OhioHealth Marion General Hospital	769
Marion City Schools	600
The Kroger Co.	432

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