



FOR LEASE | **267,451 SF**
559 E OHIO ST | **CIRCLEVILLE, OH**

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**LOCATED 30
MILES SOUTH OF
COLUMBUS, OH**



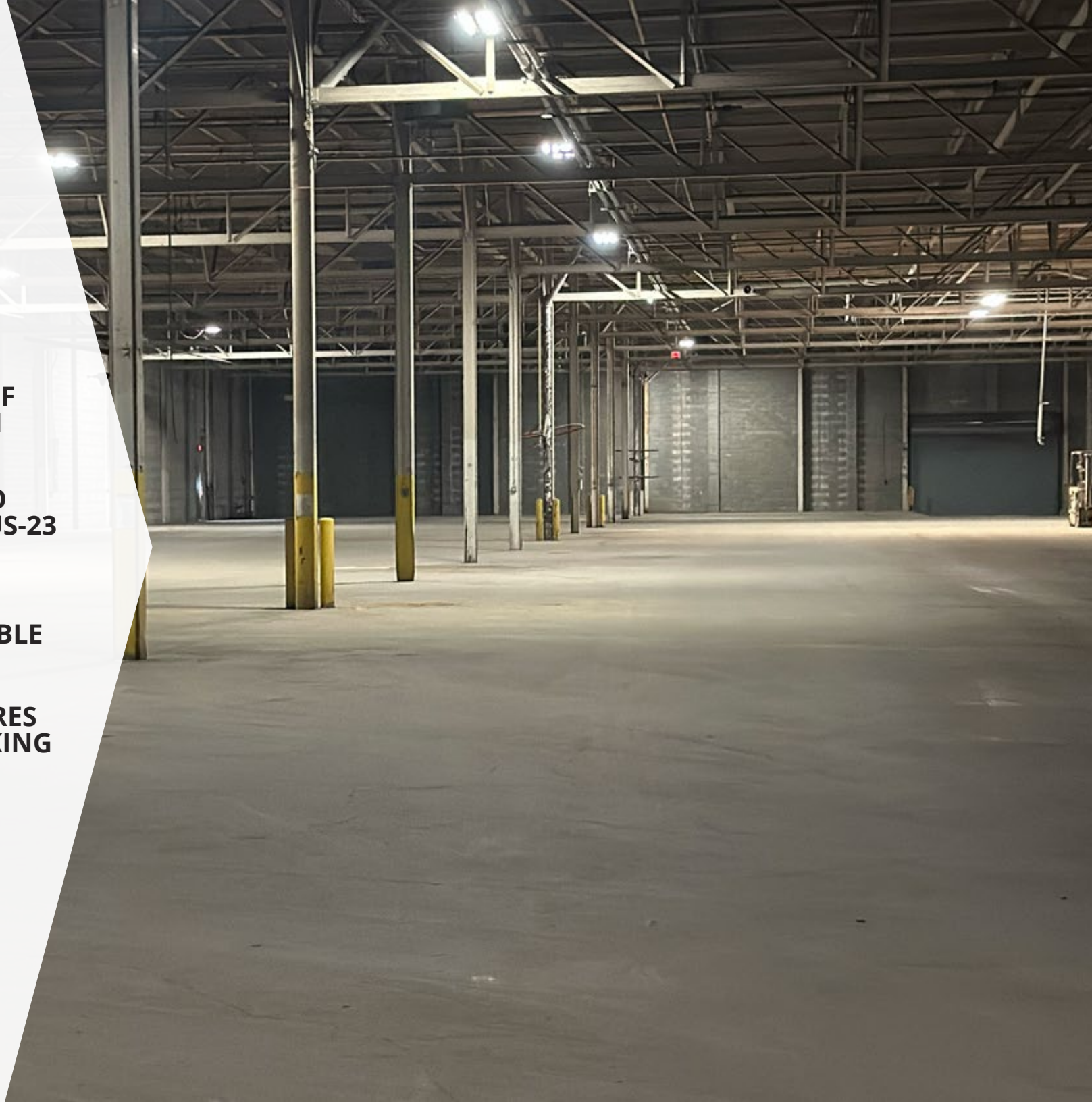
**EASY ACCESS TO
I-70 & I-71 VIA US-23**



**HEAVY POWER
ACCESS AVAILABLE**



**ROUGHLY 6 ACRES
OF PAVED PARKING**



PROPERTY DETAILS

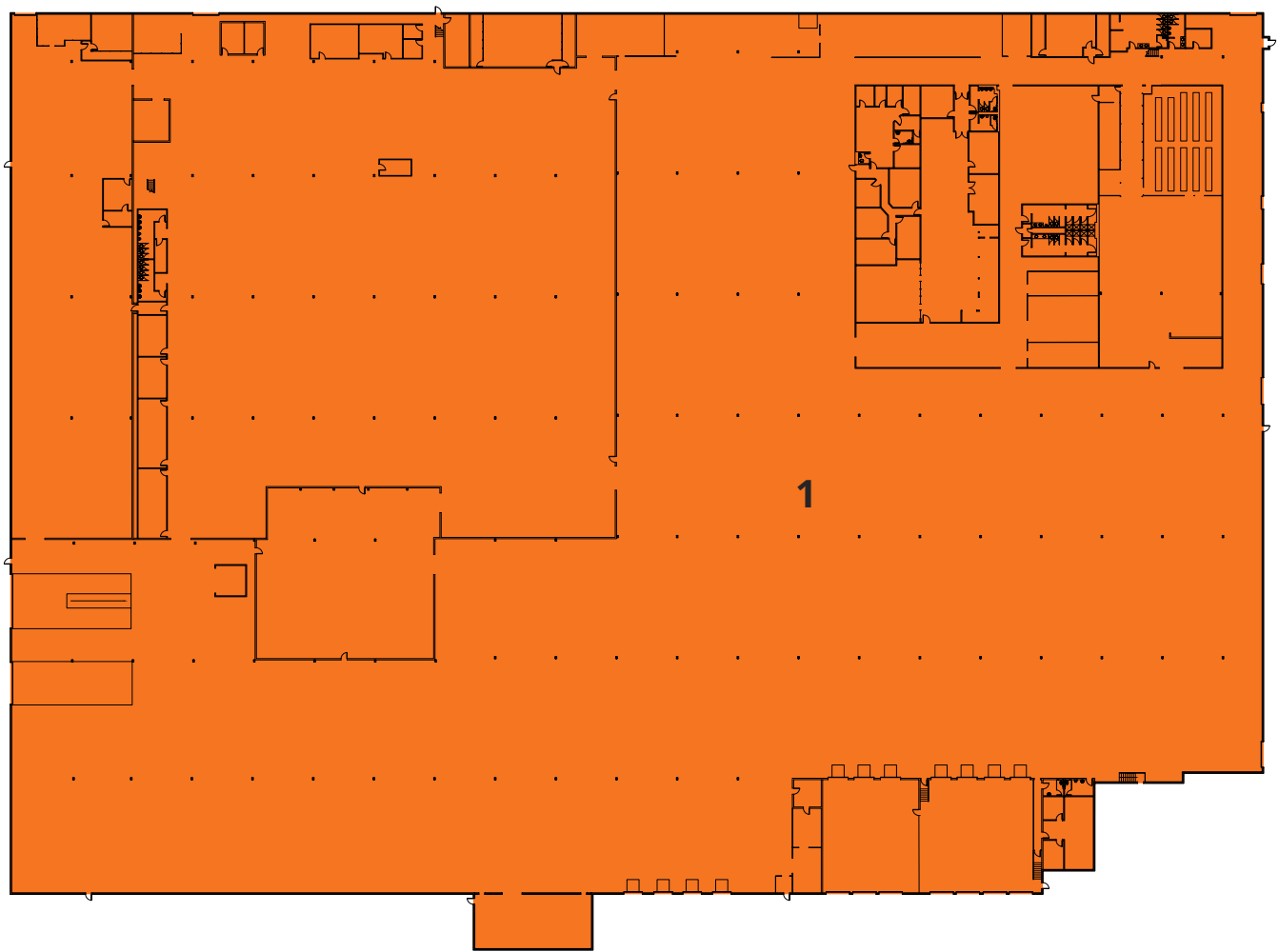
559 EAST OHIO ST | CIRCLEVILLE, OH

AVAILABLE SPACE	267,451 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	5
CLEAR HEIGHT	18' - 21'
COLUMN WIDTH/DEPTH	29' x 55'
ROOF	Metal & Built-Up
WALLS	Masonry
YEAR BUILT	1948
YEAR RENOVATED	2023
FIRE SUPPRESSION	100% Wet, Sprinklers
LIGHTING	Fluorescent
POWER	2875 Amps at 120V, Transmission Line Available for High Ampacity Upgrade
PARKING	450 Surface Spots
LAND AREA	65 Acres
ZONING	IE - Innovation & Employment
PARCEL ID	A05-4-139-00-015-00

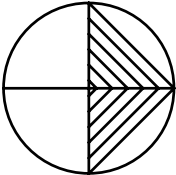


FLOOR PLAN

559 EAST OHIO ST | CIRCLEVILLE, OH



NUMBER	SPACE DESIGNATION	DOCK DOORS	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	13	59' x 29'	267,451 SF
TOTAL				267,451 SF



LOCATION MAP

559 EAST OHIO ST | CIRCLEVILLE, OH

COLUMBUS, OH	28.5 MILES
DAYTON, OH	77 MILES
CINCINNATI, OH	106 MILES
INDIANAPOLIS, IN	187 MILES
PITTSBURGH, PA	206 MILES

