



FOR LEASE OR SALE
559 E OHIO ST

267,451 SF
CIRCLEVILLE, OH

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INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



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



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



**RENOVATIONS IN
PROGRESS**



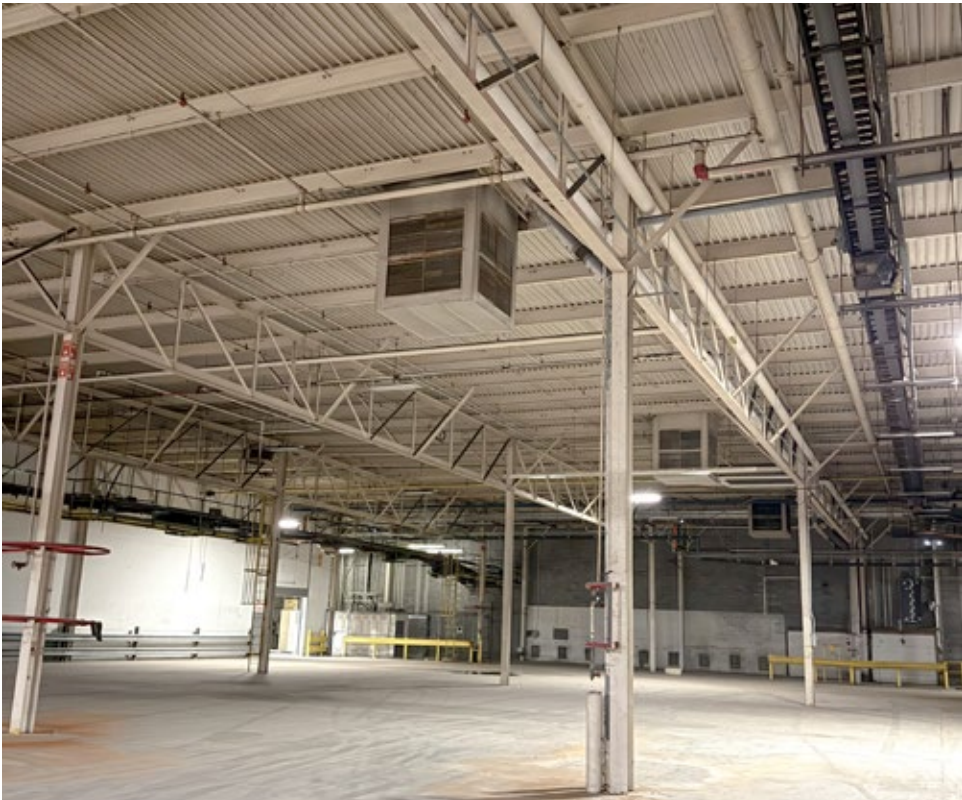
**ROUGHLY 6 ACRES
OF PAVED PARKING**



PROPERTY DETAILS

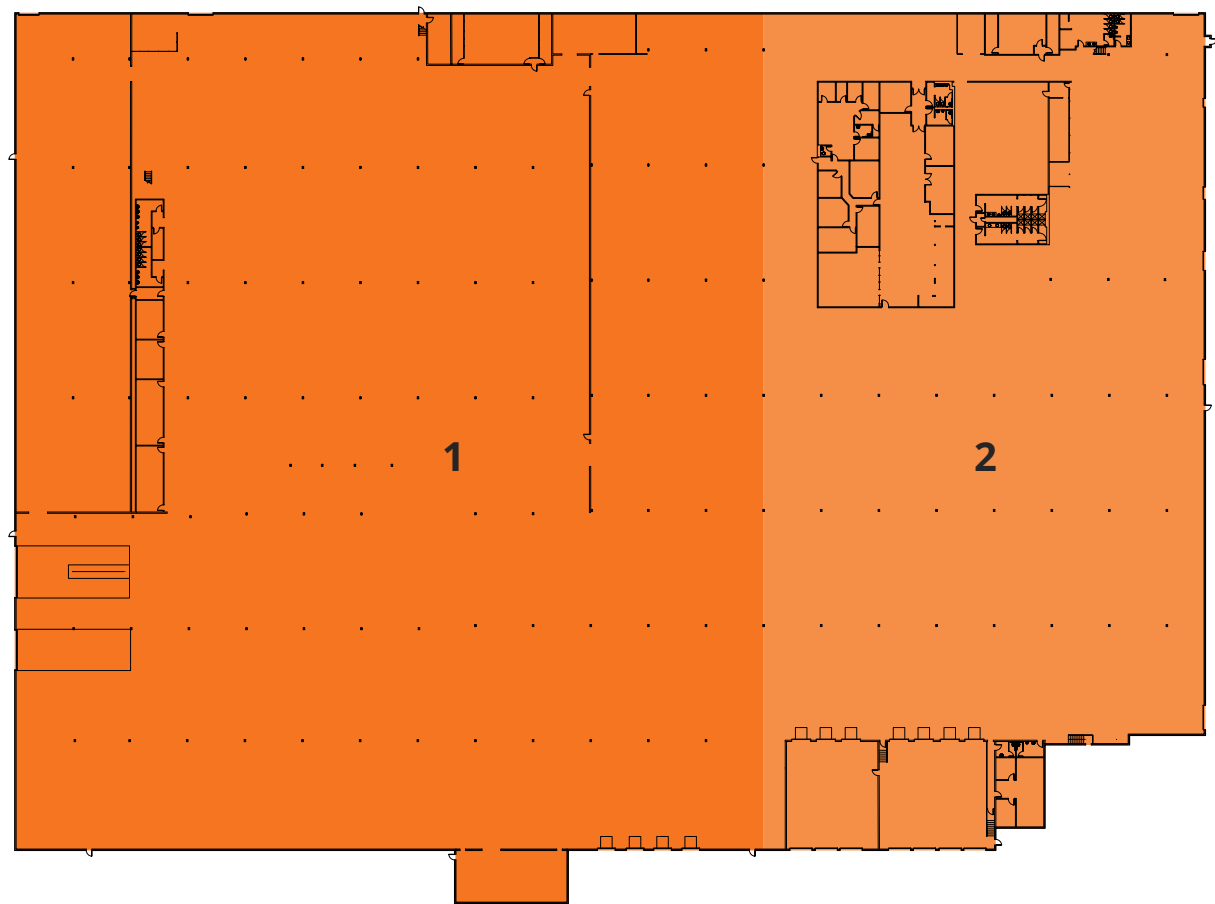
559 EAST OHIO ST | CIRCLEVILLE, OH

AVAILABLE SPACE	267,451 SF
MINIMUM DIVISIBLE	95,448 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	8
CLEAR HEIGHT	18' - 21'
COLUMN WIDTH/DEPTH	59' x 29'
ROOF	Metal & Built-Up
WALLS	Masonry
YEAR BUILT	1948
YEAR RENOVATED	2026
FIRE SUPPRESSION	100% Wet, Sprinklers
LIGHTING	LED
POWER	42,000 Amps, 3-Phase, 4-Wire, 277/480V
PARKING	450 Surface Spaces +/-6 Acres Gravel Parking
LAND AREA	65 Acres
ZONING	IE - Innovation & Employment
PARCEL ID	A05-4-139-00-015-00
OPEX ESTIMATE	\$0.65/SF

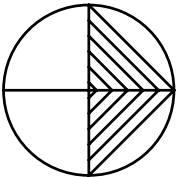


FLOOR PLAN

559 EAST OHIO ST | CIRCLEVILLE, OH



NUMBER	SPACE DESIGNATION	DOCK/OH DOORS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	6/2	21'	172,003 SF
2	WAREHOUSE	7/6	18' - 21'	95,448 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

