



RAIL SERVED & EXPANDABLE FACILITY

2331 McCall Street
Dayton, Ohio 45402

Available:
348,000 ± SF

100,000 SF Minimum
348,000 SF Maximum

For Lease:
\$3.00 NNN SF/Year

For information, contact:

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Norm Khoury, SIOR, CCIM

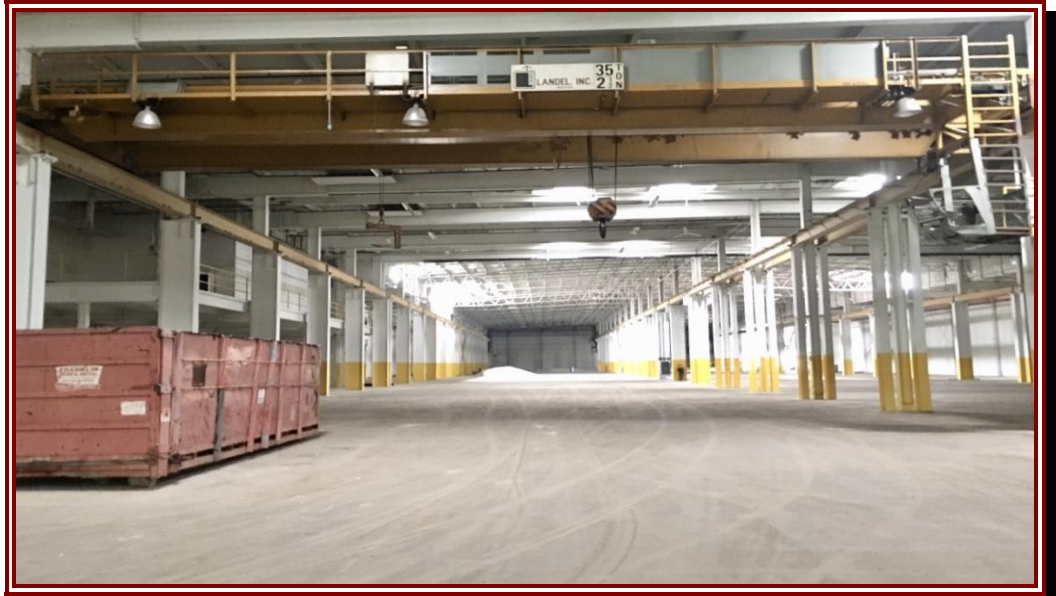
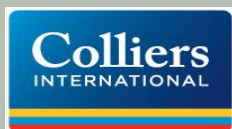
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Land: 22 ± Acres
Square Footage: 348,000 ± SF
Warehouse SF: 343,942 ± SF
Office SF: 4,058 ± SF
Clear Height: 30' – 34' Clear
Drive-In Doors: Three
Docks: Eight
Cranes: Six – 5 to 30 Tons
Rail: Serviced by CSX
3 Rail Sidings into Building

Crane Hook Heights:

Bay #1: 24'3" Under Hook
Bay # 2: 22'5" Under Hook

Location:

Cincinnati, OH.....53 Miles
Columbus, OH.....71 Miles
Indianapolis, IN.....116 Miles

Highlights:

- Expansion Capabilities
- Build to Suit Land Available
- Immediate Highway Access
- Electric Service
- Energy Efficient Lighting
- Energy Efficient Heat
- ESFR Fire Protection
- New Interior & Exterior Painting

