



FOR LEASE
2333 MCCALL STREET

357,074 SF
DAYTON, OH



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



CSX RAIL SERVED



**BUILDING EXPANSION
POTENTIAL**



1 MILE 10 1-75 CORRIDOR



**OUTSIDE STORAGE
POTENTIAL**



PROPERTY DETAILS

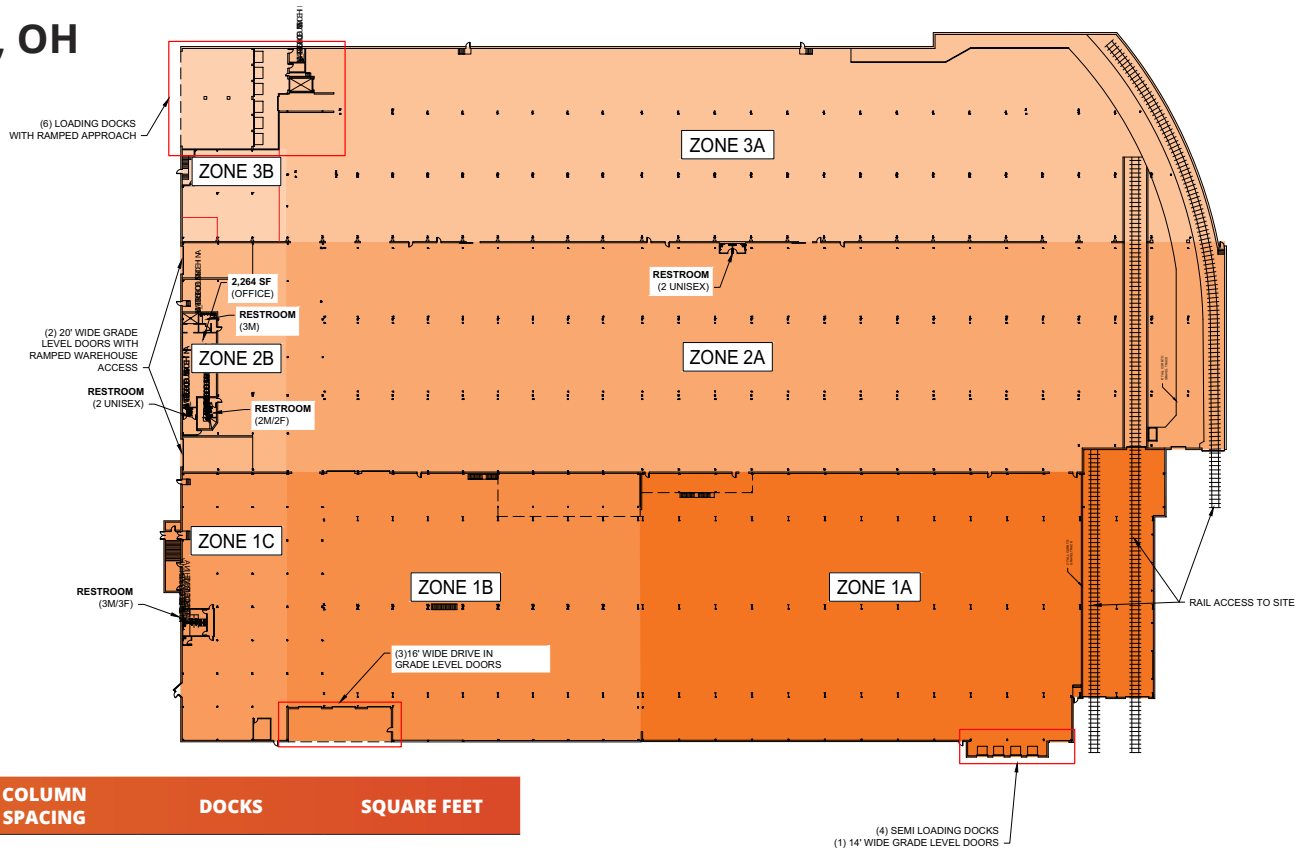
2333 MCCALL STREET | DAYTON, OH

AVAILABLE SPACE	357,074 SF
MINIMUM DIVISIBLE	150,000 SF
MAXIMUM CONTIGUOUS	353,958 SF
WAREHOUSE SPACE	353,998 SF
OFFICE SPACE	Build to Suit
DOCK DOORS	10
DRIVE-IN DOORS	5
CLEAR HEIGHT	26' 2" - 33' 5"
COLUMN WIDTH/DEPTH	26' x 63' 26' x 48' 26' x 42'
ROOF	BUR/Membrane
WALLS	Concrete Block and Insulated Metal
FLOORS	6" - 10" Reinforced Concrete
YEAR BUILT	1960
YEAR RENOVATED	2018
FIRE SUPPRESSION	100% ESFR
PARKING	78+ Spaces
POWER	480 Volt 3-phase, 1,200 Amps
LAND AREA	22 Acres
ZONING	I-1 Industrial
RAIL ACCESS	Rail Spur Serviced by CSX
PARCEL ID	R72-09107-0066
OPEX ESTIMATE	\$0.48/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	SQUARE FEET
ZONE 1A	AVAILABLE	26' 2" - 34' 2"	26' x 63'	4	70,715 SF
ZONE 1B	AVAILABLE	30' 8" - 33' 5"	26' x 63'	0	48,477 SF
ZONE 1C	AVAILABLE	12'	26' x 63'	0	15,284 SF
ZONE 2A	AVAILABLE	30' 8" - 33' 2"	26' x 48'	0	108,690 SF
ZONE 2B	AVAILABLE	12'	26' x 48'	0	12,570 SF
ZONE 3A	AVAILABLE	34' 2"	26' x 42'	0	90,919 SF
ZONE 3B	AVAILABLE	12'	26' x 42'	6	10,419 SF
TOTAL				10	357,074 SF



LOCATION MAP

2333 MCCALL STREET | DAYTON, OH



I-75	2.5 MILES
DAYTON INT'L AIRPORT	11 MILES
CINCINNATI	54 MILES
COLUMBUS	71 MILES
INDIANAPOLIS	116 MILES

