



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

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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## **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**



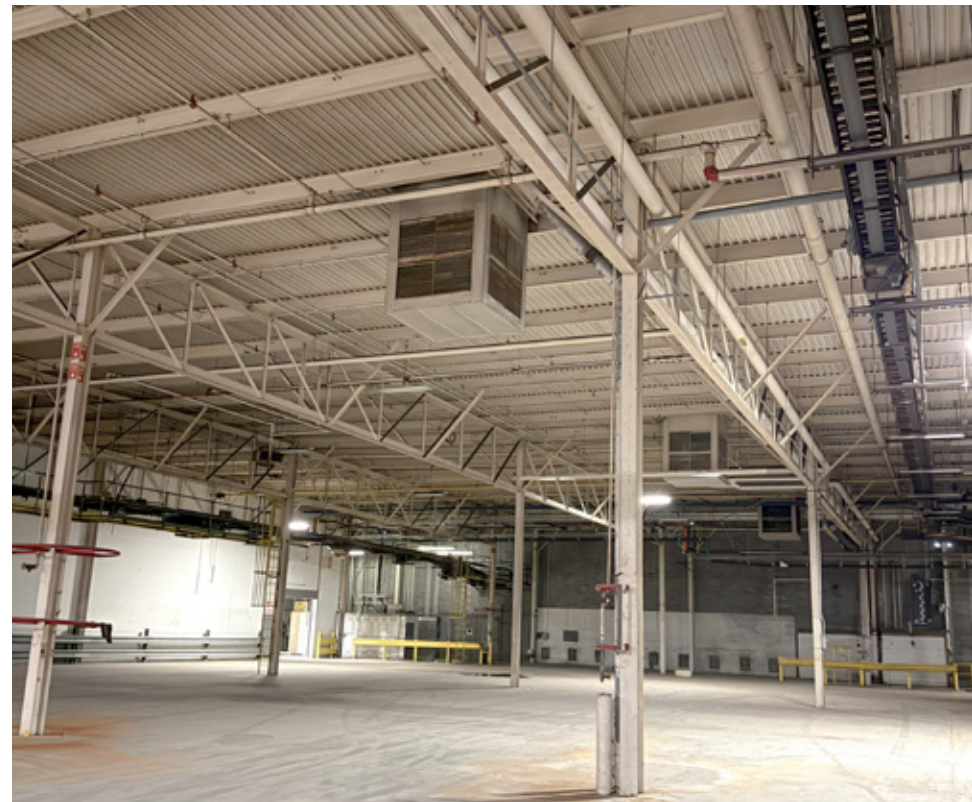
**SECURITY CAMERAS**



# PROPERTY DETAILS

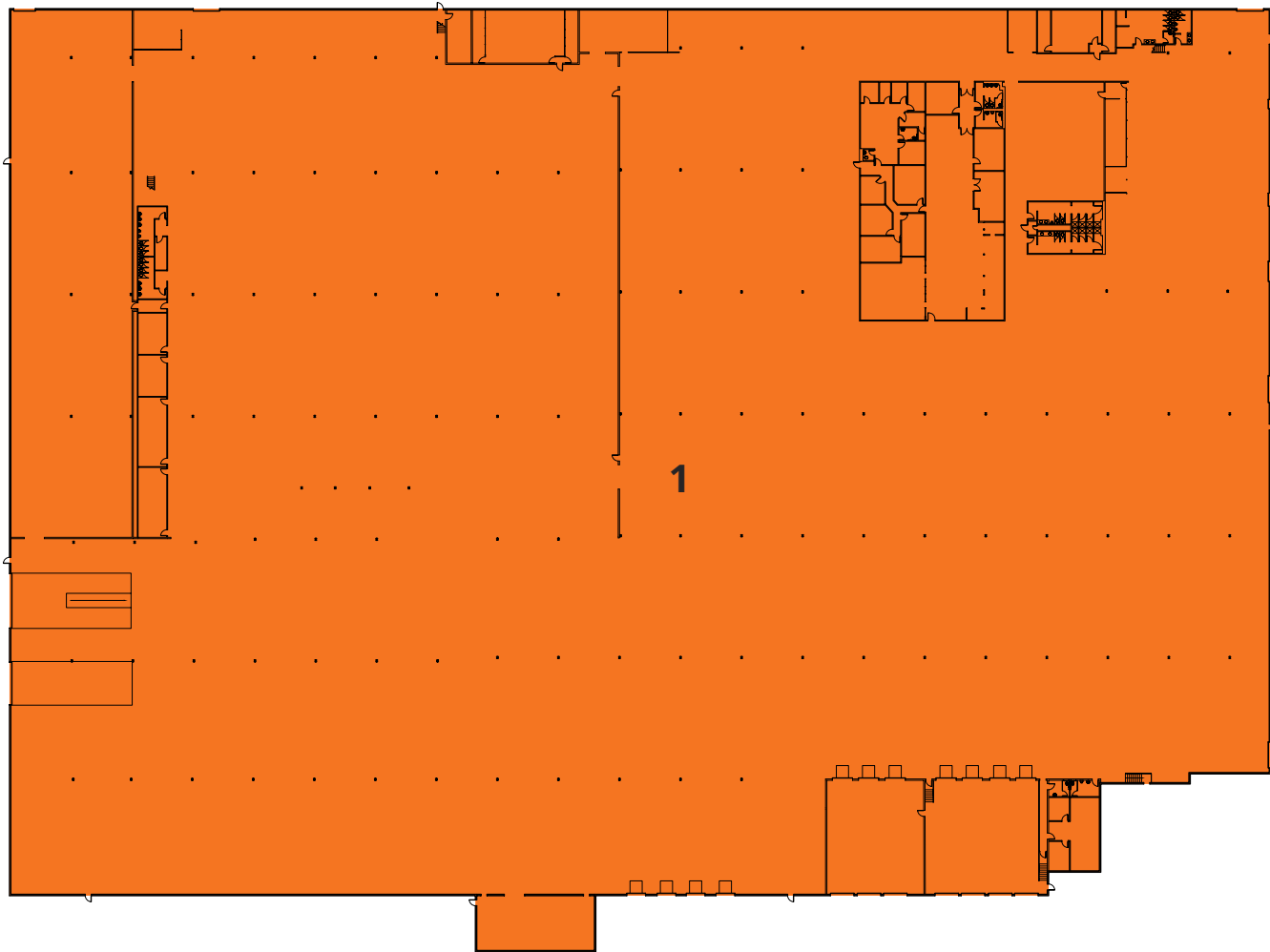
559 EAST OHIO ST | CIRCLEVILLE, OH

AVAILABLE SPACE	267,451 SF
DOCK DOORS	13
GRADE-LEVEL DRIVE-IN DOORS	5
CLEAR HEIGHT	18' - 21'
COLUMN WIDTH/DEPTH	59' x 29'
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

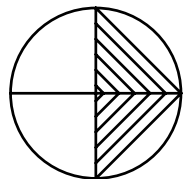


# FLOOR PLAN

559 EAST OHIO ST | CIRCLEVILLE, OH



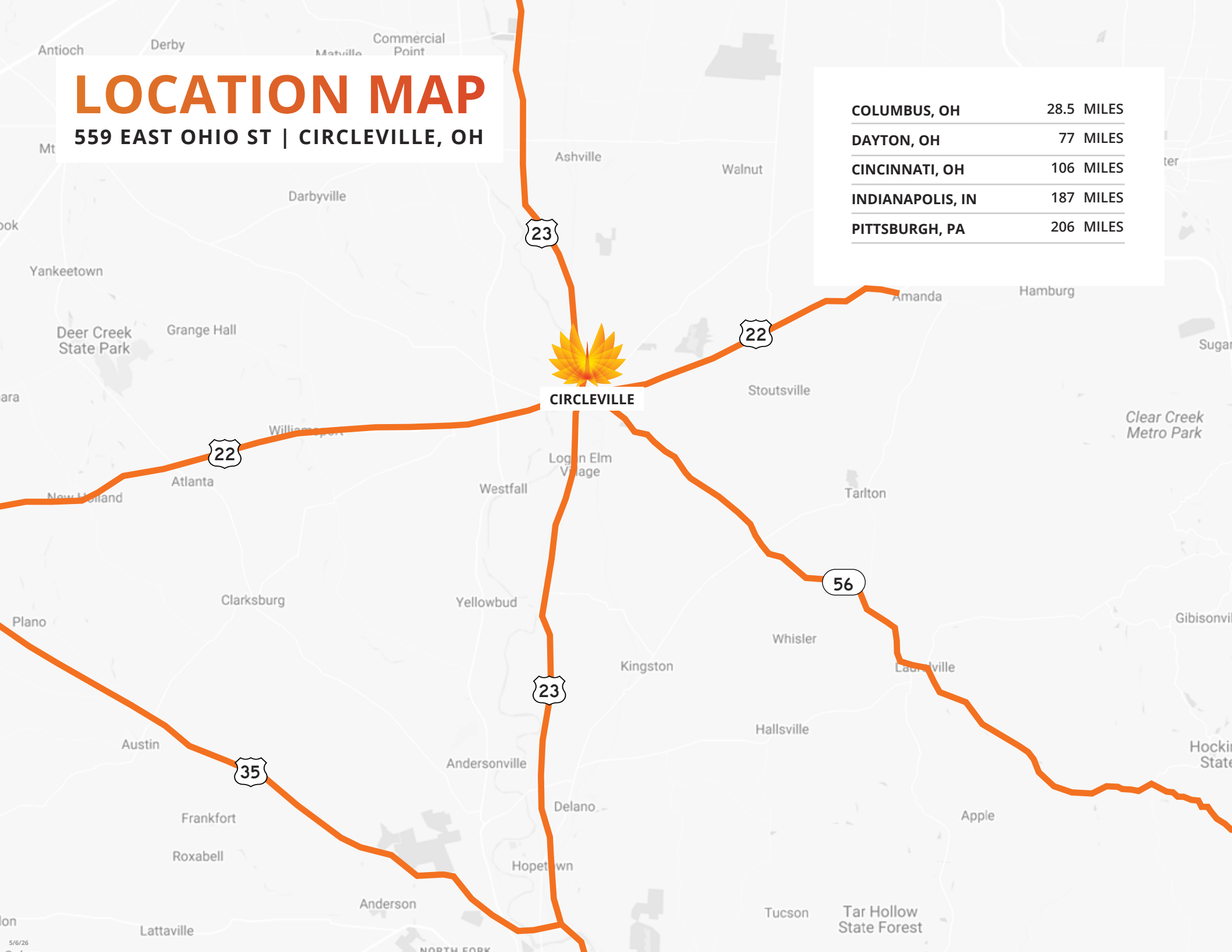
NUMBER	SPACE DESIGNATION	DOCK DOORS	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	13	59' x 29'	267,451 SF
<b>TOTAL</b>				<b>267,451 SF</b>



# 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



CIRCLEVILLE

23

22

22

56

23

35