



**FOR LEASE OR SALE**  
**559 E OHIO ST**

**267,451 SF**  
**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**



**RENOVATIONS IN  
PROGRESS**



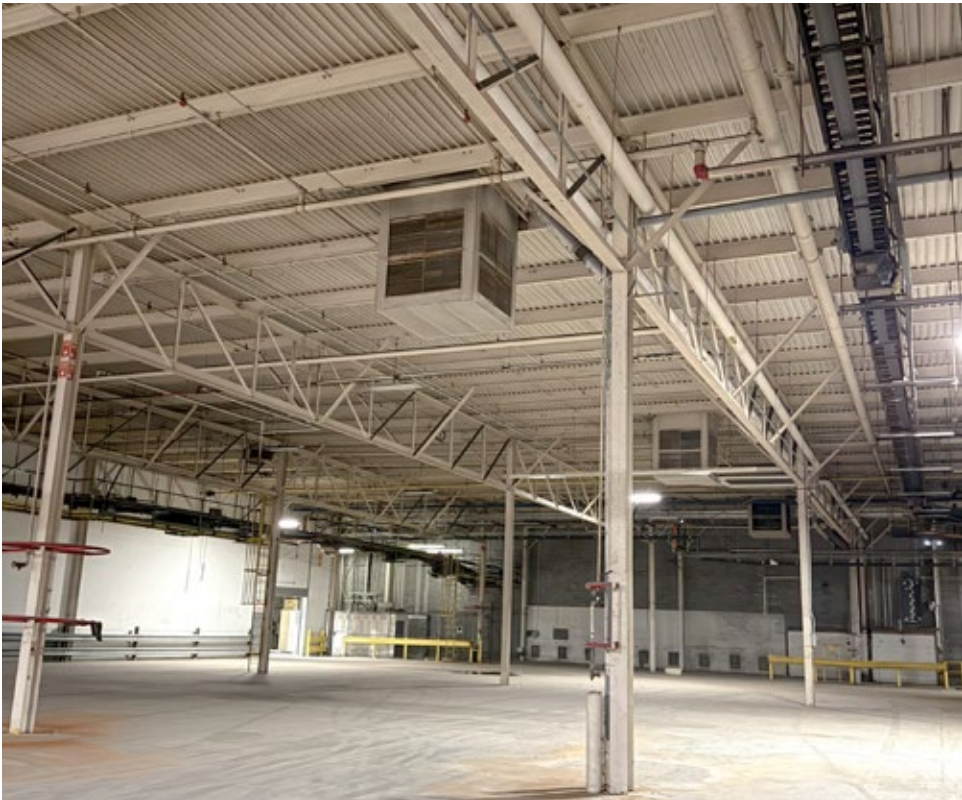
**ROUGHLY 6 ACRES  
OF PAVED PARKING**



# PROPERTY DETAILS

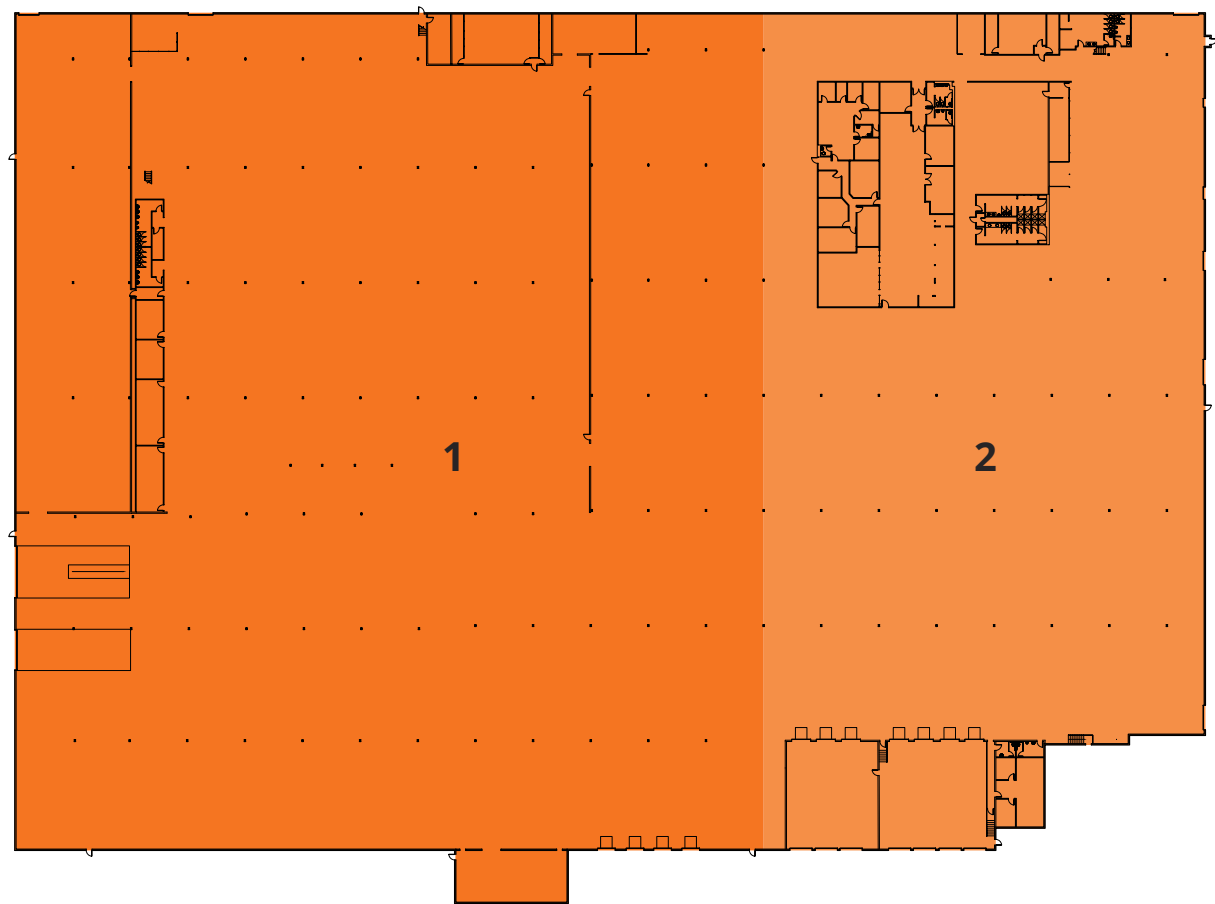
559 EAST OHIO ST | CIRCLEVILLE, OH

|                            |                                                 |
|----------------------------|-------------------------------------------------|
| 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<br>+/-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                                       |

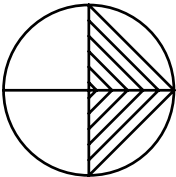


# FLOOR PLAN

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  |

