



FULLY LEASED
PHOENIXINVESTORS.COM

2333 MCCALL ST
DAYTON, OH

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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

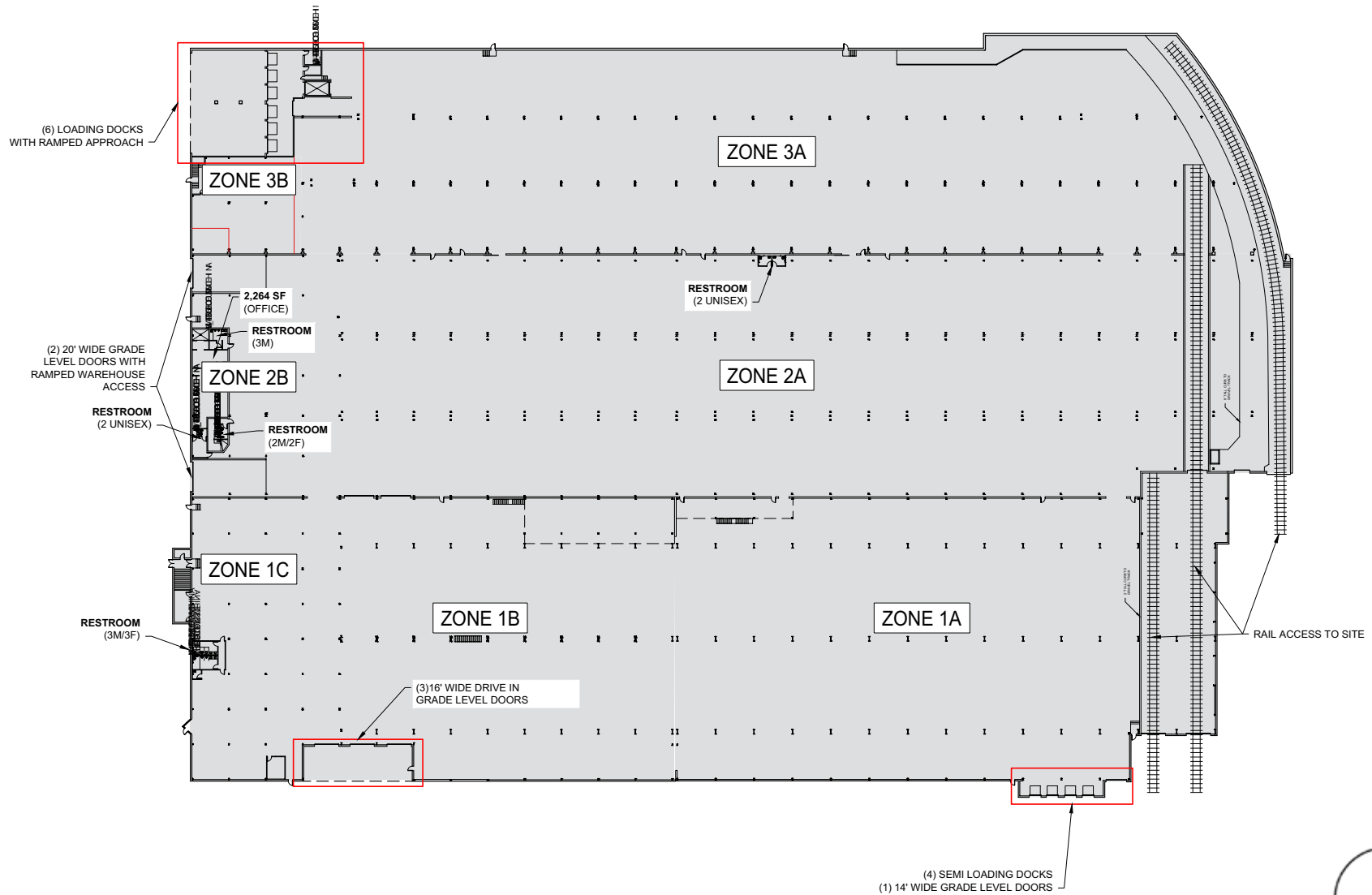
2333 MCCALL STREET | DAYTON, OH

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 & 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

2333 MCCALL STREET | DAYTON, OH



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

