



AVAILABLE FOR LEASE

MANUFACTURING | WAREHOUSE | INDUSTRIAL
2333 MCCALL STREET | DAYTON, OH | 45417



2333 McCall Street | Dayton, Ohio | 353,998± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

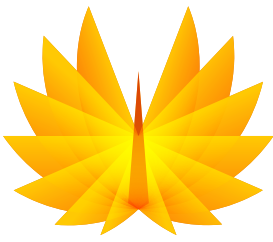
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SPACE FEATURES

- CSX rail served
- Room to expand
- 6 Crane bays
- 1 Mile 10 1-75 corridor
- 46 Minutes to Honda plant (Anna)
- 68 Minutes to CVG (DHL and Amazon Prime)

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PROPERTY DETAILS

Building Size:	353,998 SF
Floors:	1
Available Space:	353,998 SF
Minimum Divisible:	100,000 SF
Maximum Contiguous:	353,958 SF
Warehouse Space:	353,998 SF
Office Space:	Build to suit
Construction:	Roof: BUR/membrane Walls: Concrete block and insulated metal Floors: 6" reinforced concrete
Year Built:	1960 - Renovated 2018
Sprinklers:	100% ESFR
Parking:	78+ Surface spaces
Land Area:	22 Acres
Zoning:	I-1 Industrial
Parcel ID:	R72-09107-0066
Clear Height:	30-34'
Column Width/Depth:	40x40'
Drive-In Doors:	3
Dock Doors:	10
Power:	480 Volt 3-phase
Rail Access:	Rail spur serviced by CSX
Cranes:	6 Total ranging from 5-30 tons
OpEx Estimate 2018:	\$0.20



FOR COMPLETE INFORMATION CONTACT:

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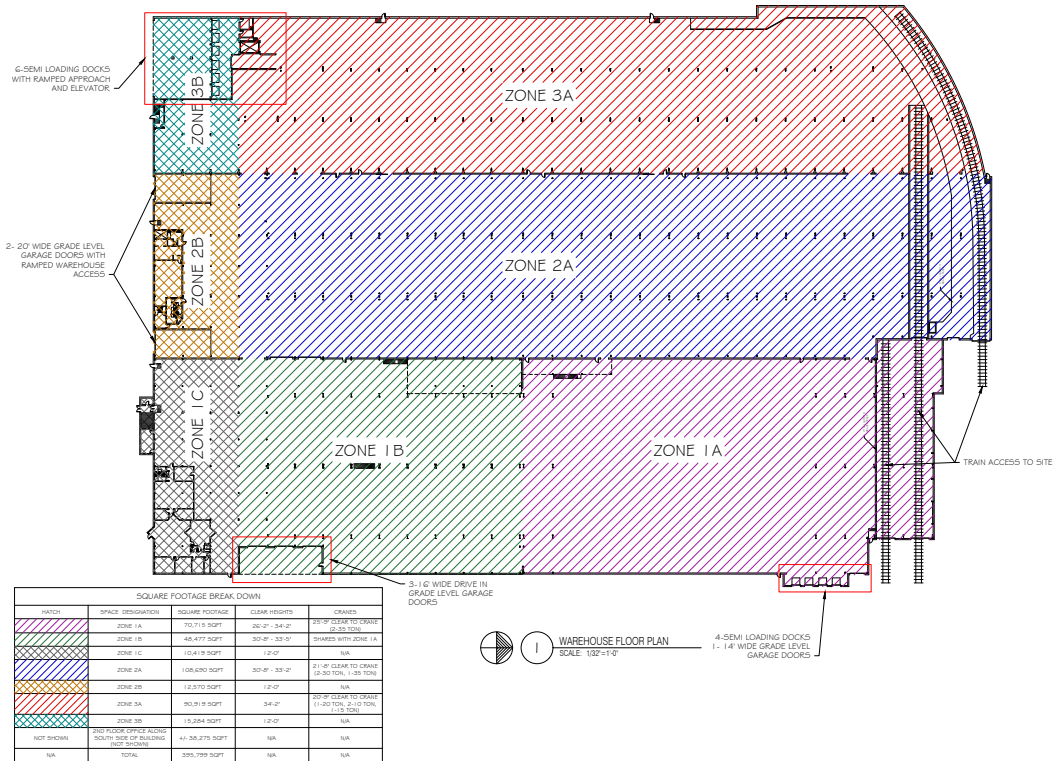
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SITE PLAN



ADDITIONAL INFORMATION

Transportation: I-75: 2.5 miles
Dayton International Airport: 11 miles

Location: Cincinnati: 54 miles
Columbus: 71 miles
Indianapolis: 116 miles

Major Employers: Wright-Patterson AFB
Premiere Health Partners
The Kroger Company

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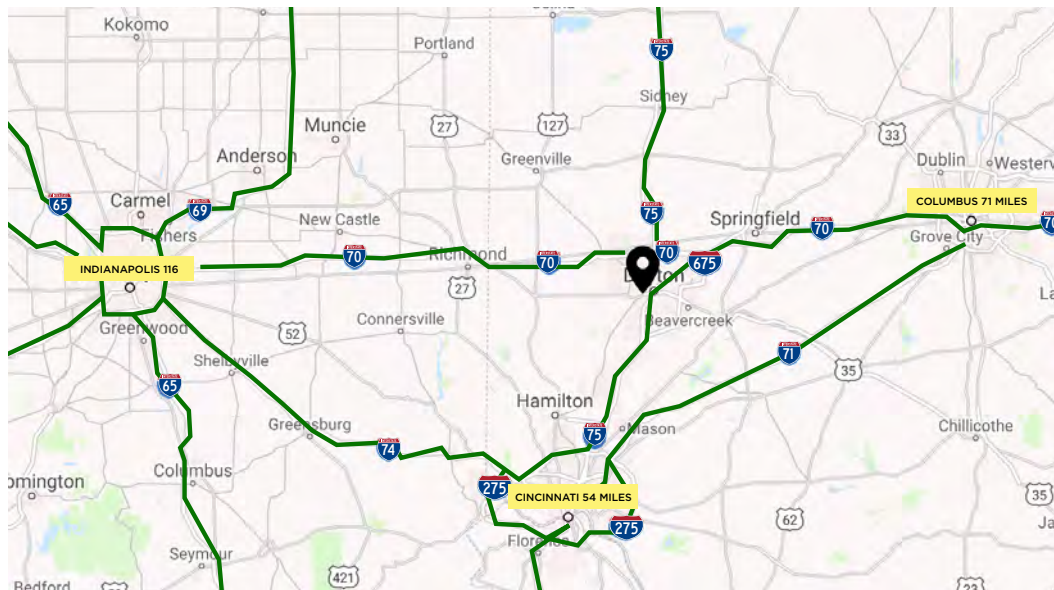
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AERIAL VIEW



LOCATION MAP



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