

For More Information Contact

Dean Miller

513.383.8351

dmiller@irgicp.com



MANUFACTURING/ WAREHOUSE / OFFICE

24200 US Route 23 South • Circleville, OH 43113



Property Details

Available	167,600 Sq. Ft.
Acres	227 with rail spur
Office	2,000 Sq. Ft.
Docks/Drive-ins	10 / 4
Ceiling Height	23' - 25'
Column Spacing	40' x 40', 40' x 30'
Floors	6" concrete
Sprinkler	Wet system
Power	480V / 3phase
Warehouse Rate	\$3.25 psf NNN

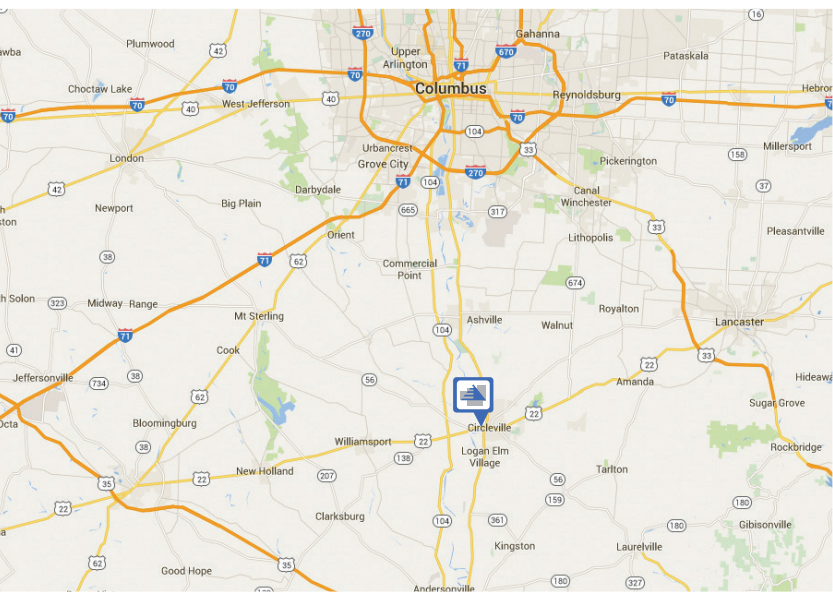


For More Information Contact
Dean Miller
513.383.8351
dmiller@irgicp.com



MANUFACTURING/ WAREHOUSE / OFFICE

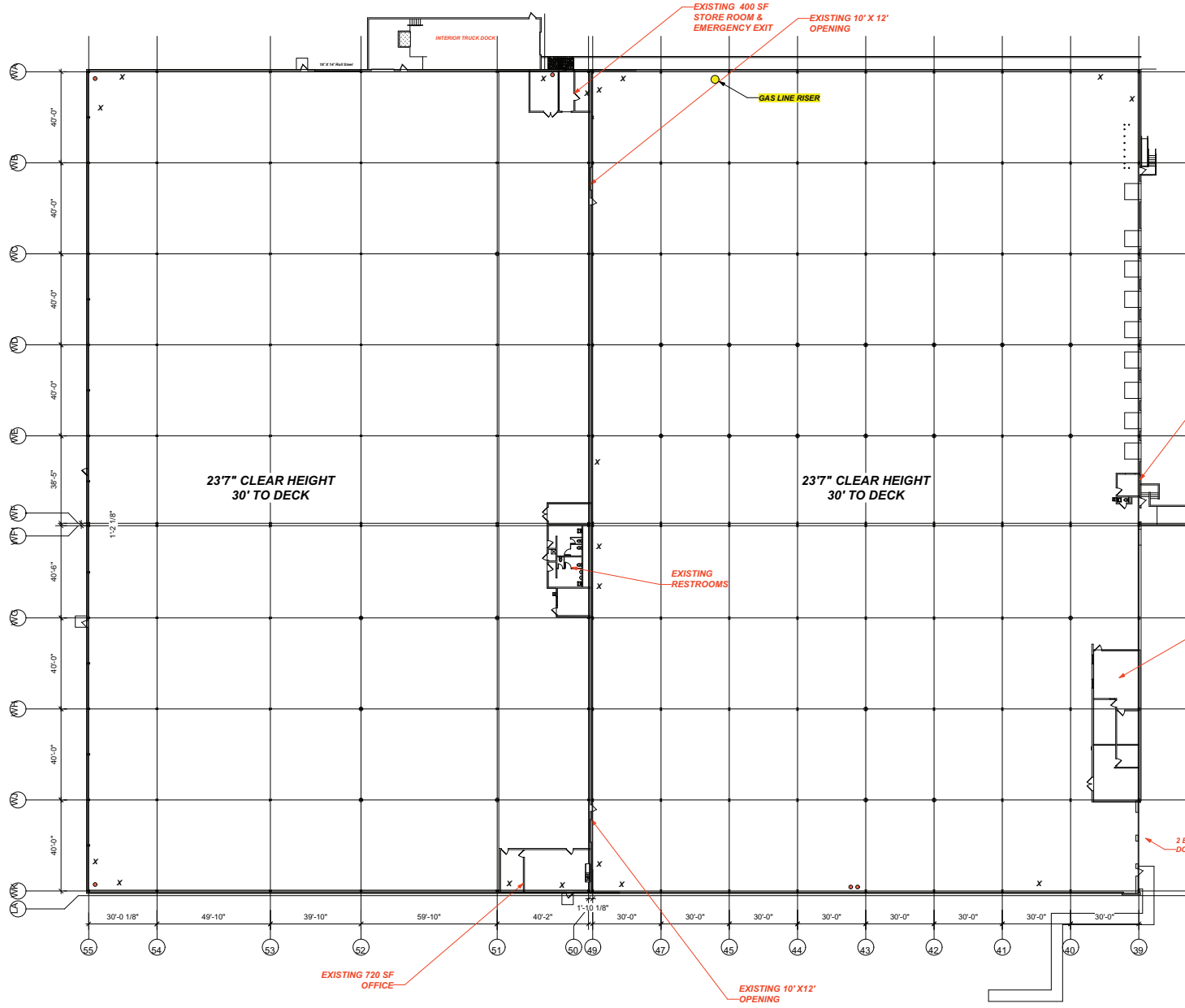
24200 US Route 23 South • Circleville, OH 43113



MANUFACTURING/ WAREHOUSE / OFFICE

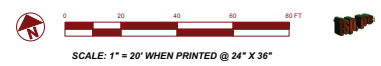
24200 US Route 23 South • Circleville, OH 43113

For More Information Contact
Dean Miller
513.383.8351
dmiller@irgicp.com



AVAILABLE AREA
167,600 SF

167,600 SF MANUFACTURING FACILITY
CIRCLEVILLE, OHIO



FOR LEASE

MANUFACTURING/ WAREHOUSE / OFFICE

167,600 SF | 24200 US Route 23 South • Circleville, OH 43113

Location:	Circleville, Ohio in Pickaway County	Trailer Parking:	50+
Available Space:	167,600 SF	Auto Parking:	50
Office Size:	To Suit	Restrooms:	1 set and 1 single
Warehouse Size:	167,600 SF	Sprinkler:	Wet System, electric pump
Minimum Divisible:	80,000 SF	Heating:	Gas Forced Air
Land:	227 Acres	Lighting:	Metal Halide / T-5
Rail:	Active Spur (NS)	Lighting:	Metal Halide / T-5
Highway Access:	Immediate access to US 23	Power:	480/ 277V / 3PH
Year Built:	1970-1995	Electric Power:	AEP
Construction:	Insulated Steel and Concrete	Gas Provider:	Columbia
Column Spacing	40x40, 40x30	Water:	Circleville
Bay Size:	14,400 SF	Sewer:	Circleville
Deck Height:	20'9"-22'	Drive-ins:	4
Clear Height:	23' - 25'	Docks:	10