

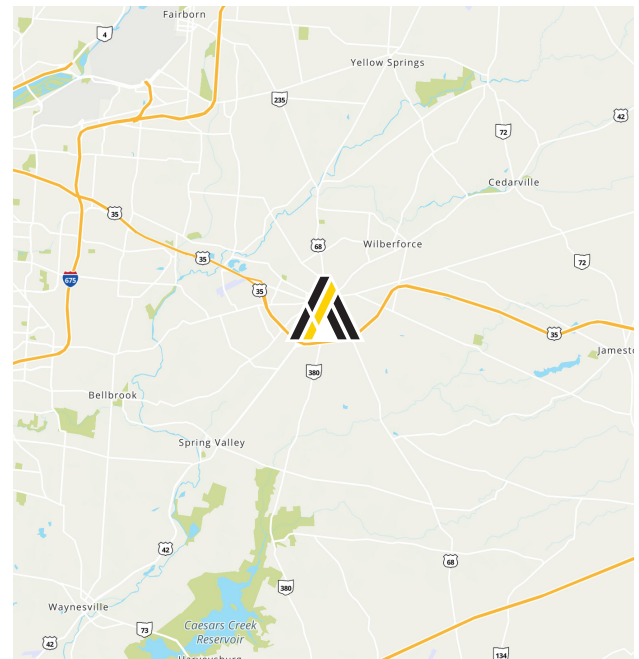
PRICE REDUCED!**622 OH-380**

Xenia, Ohio 45385

SALE PRICE:~~\$2,600,000~~
\$2,300,000**LEASE RATE:****CALL FOR PRICING**

Property Highlights

- 10.3± Acre multi-purpose Industrial/Outdoor storage site
- Multiple conditioned buildings equipped with service bays ideal for mechanics, body shops, etc
- Three (3) Dry storage structures spanning over 10,500± SF in total
- Seven (7) 500± SF storage bays
- Laydown area available as needed
- Owner open to leasing to one user or demising the site
- Secured access and fenced in lot
- **Located in Xenia Township - No City income tax!**

**Matt Tunnacliffe**

Commercial Sales & Leasing

513.200.8270

Matt.Tunnacliffe@ApexCommercialGroup.com

**Aaron Savino, SIOR**

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com

622 OH-380

Xenia, Ohio 45385

Aerial



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

622 OH-380

Xenia, Ohio 45385

Buildings



BUILDING 1

- 18,000± SF
- 1,300± SF of office
- 2 Service bays with 13' x 13' OH doors
- 13,500± SF of industrial space with pull through capabilities (15' x 13' OH doors)



BUILDING 2

- 5,000± SF Mechanic/Body shop
- 3 Service bays with 14' OH doors
- Equipped with a paint booth



STORAGE BAYS

- Two (2) 3,000± SF Buildings
- 14' x 11' Overhead doors



BARNs/STORAGE DOME

- Barns
 - One 3,000± SF
 - One 4,000± SF
- 13' x 14' Overhead door
- Storage Dome - 2,500± SF

ApexCommercialGroup.com

622 OH-380

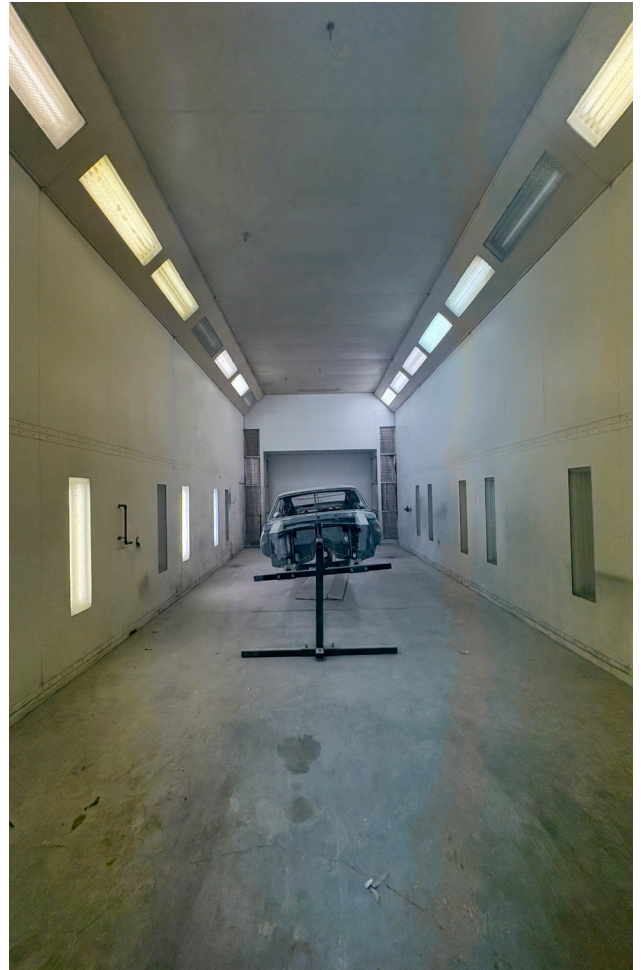
Xenia, Ohio 45385

Photos

BUILDING 1



BUILDING 2



ApexCommercialGroup.com