



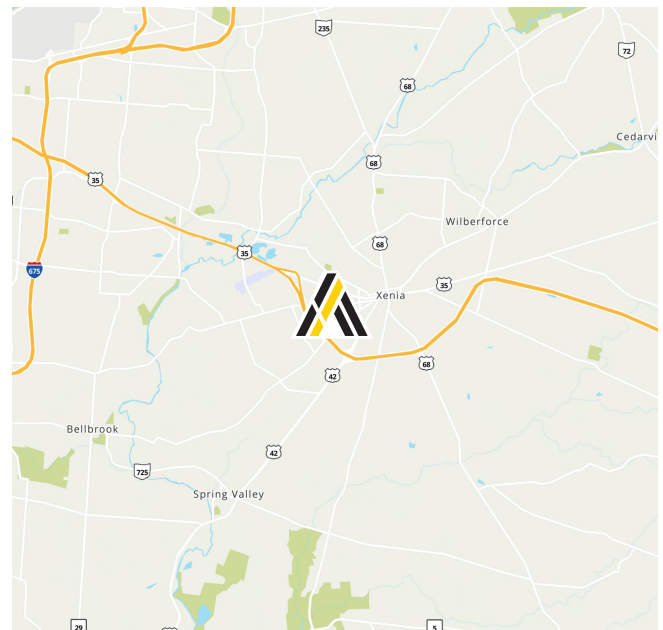
1427 Bellbrook Avenue

Xenia, Ohio 45385

LEASE RATE:
\$7.95 PSF NNN

Property Highlights

- **12,363± SF Industrial/Flex Building** situated on 2.4± acres.
- **Functional Layout:** Includes 1,363± SF of office space and 11,000± SF of **clear-span** warehouse, ideal for distribution, light manufacturing, or service users.
- **Efficient Warehouse Features:** Clear span design with two (2) dock doors and one (1) drive-in door (16' x 14'), infrared heating and energy-efficient LED lighting throughout. **Paint booth and air compressor available at additional cost.**
- **Strong Power Capacity:** 600 amps, 208V, 3-phase power supports a wide range of industrial and commercial uses.
- **Zoned RB - Regional Business District:** Allows for a variety of business, service, and commercial operations.
- **Strategic Location:** Just ¼ mile from US-35, providing convenient access to regional and interstate transportation routes.



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Building Specifications

Location:	1427 Bellbrook Avenue Xenia, Ohio 45385	Drive-in Door:	1 (16' x 14')
Total SF:	12,363± SF	Docks:	2
Office SF:	1,363± SF	Power:	600 amps, 208v, 3 phase
Warehouse SF:	11,000± SF (clear-span)	Ceiling Height:	18'
Total Acres:	2.4±	Sprinkler System:	Wet
Year Built:	2001	Lighting:	LED

Aerial

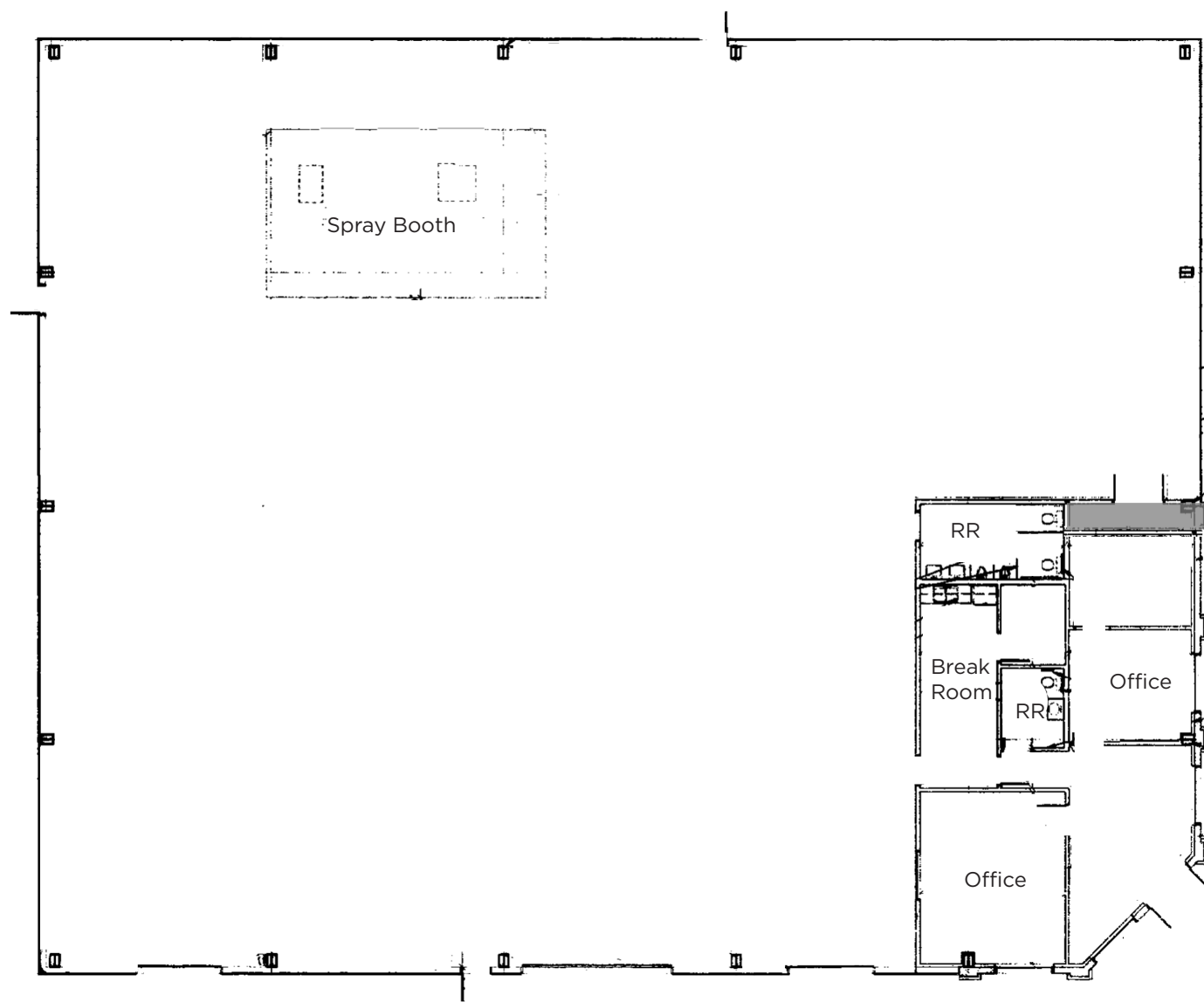


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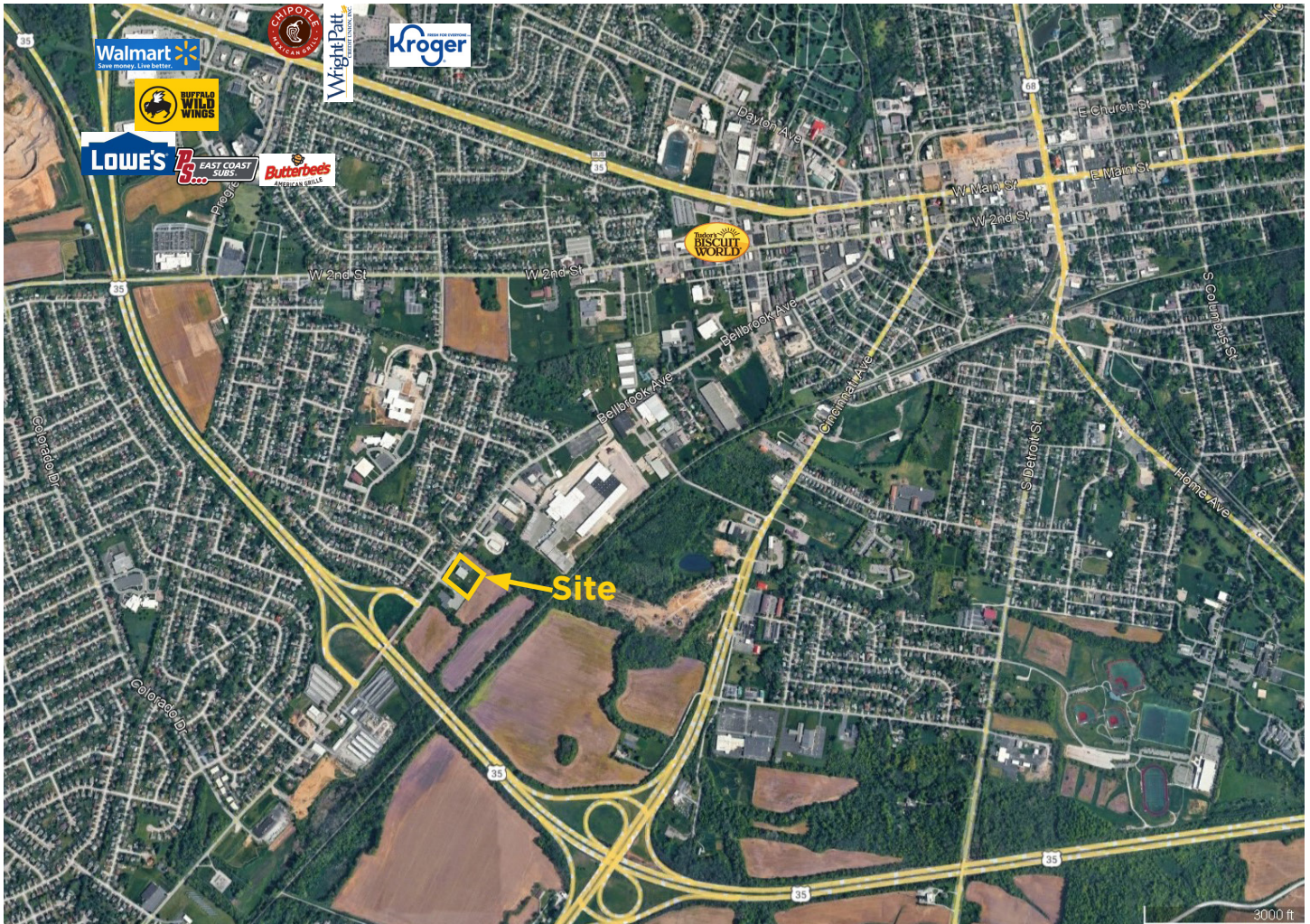
Floor Plan



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Aerial



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