

**36 Kinsey Rd.
Xenia, Ohio 45385**

FOR LEASE



Property Highlights:

- **8,856 sq.ft. building**
- **4,000 sq.ft. office**
- **Dock with overhead door**
- **.88 acre lot**
- **Fenced in yard**
- **400 Amp, 3-Phase Power**
- **Great Location**

Lease Rate: \$12/sq.ft.

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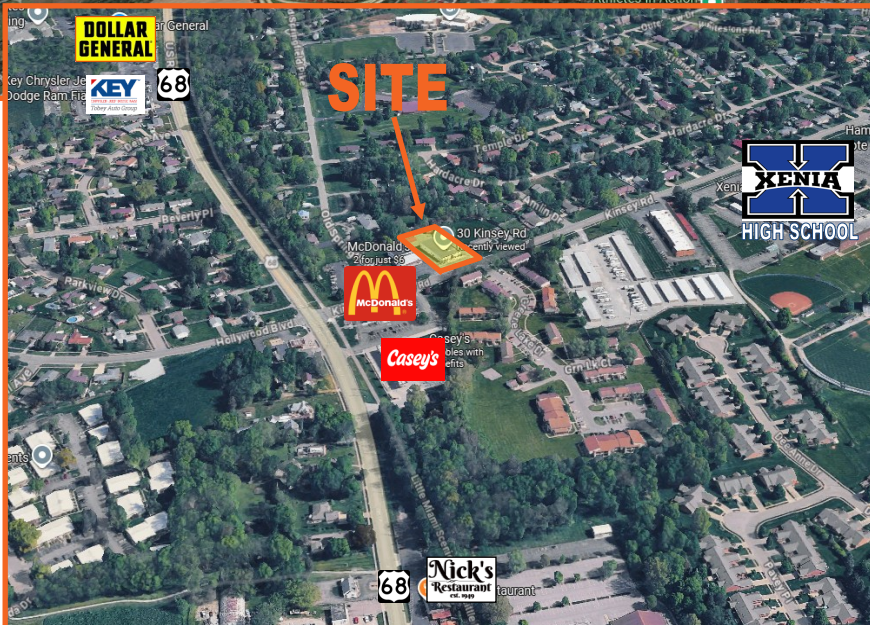
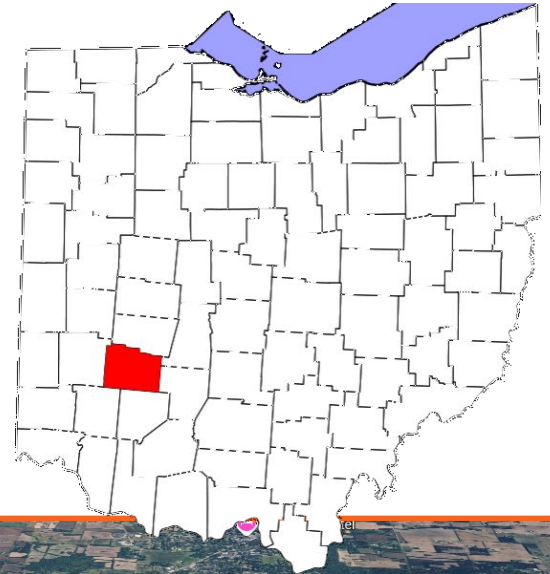
**Flex Space Building Available Near
Busy Rt. 68 in Xenia!**

Nicely finished offices and break room give way to warehouse area serviced with a dock and overhead door. Owner is willing to install drive-in overhead on side of building if needed. Office space can be increased or decreased to suit tenant. Located one block in from Kinsey Rd. and Route 68 intersection.

HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

AREA MAPS

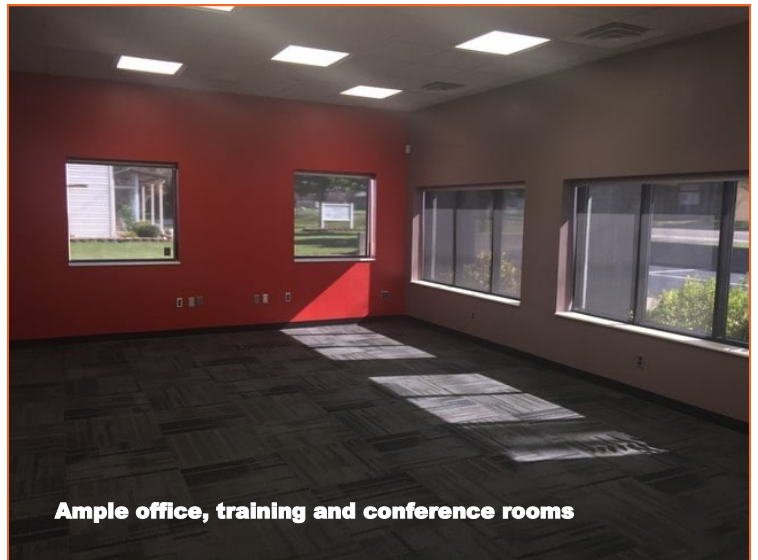




A.I. Image showing possible overhead door on east side of building



Rear dock loading area



Ample office, training and conference rooms