



## BUILD-TO-SUIT

**Heavy Industrial Land**  
**851 Bellbrook Avenue**  
**Xenia, Ohio 45385**



Scan for more info

**Available:**  
**1.16 Acres**

**For Lease:**

**8,000 – 16,000 SF**  
**Build-to-Suit**



Land: 1.16 Acres  
Zoning: I-2; Heavy Industrial  
Parcel Number: M40-0001-0016-0-0096-00

**Location:**

Xenia is located 18 minutes East of Dayton, 50 minutes West of Columbus, and 50 minutes North of Cincinnati.

**Highlights:**

- 1 Minute S.R. 35 Freeway Access
- Heavy Industrial
- Attractive Industrial Park



For information, contact:

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