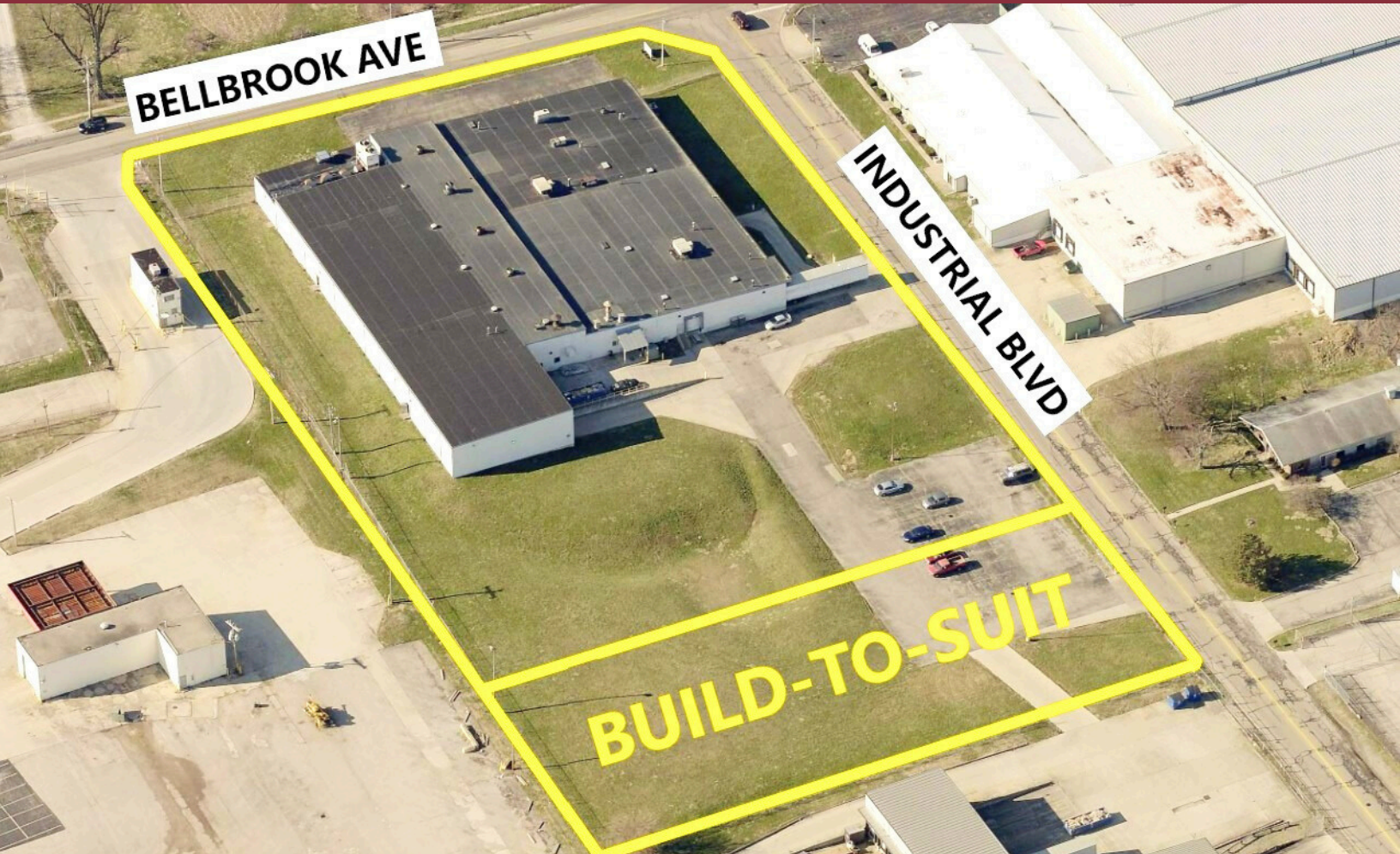


# INDUSTRIAL FACILITY



851 BELLBROOK AVENUE

XENIA, OH 45385



## Property Highlights:

**Square Feet:** 50,755 SF

**Sale Price:** \$1,950,000

**Lease Rate:** \$4.50 NNN SF/Year

- ✓ Renovated in 2023
- ✓ Huge Lot - Build to Suit
- ✓ Attractive Offices
- ✓ Two - 10 Ton Cranes
- ✓ Airlines



### Tim Echemann

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**Land:** 3.3 Acres

**Warehouse SF:** 45,355 SF

**Office SF:** 5,400 SF

**Clear Height:** 17' - 22'

**Column Spacing:** 40' x 20'

**Power:** 480 Volts

2,000 Amps

III Phase

**Construction Type:** Block & Brick

**Year Built:** 1980

**Utilities:** City Water & Sewer

**HVAC Plant:** Forced Air Gas

**Lighting:** T-8

**Restrooms:** Two - Warehouse

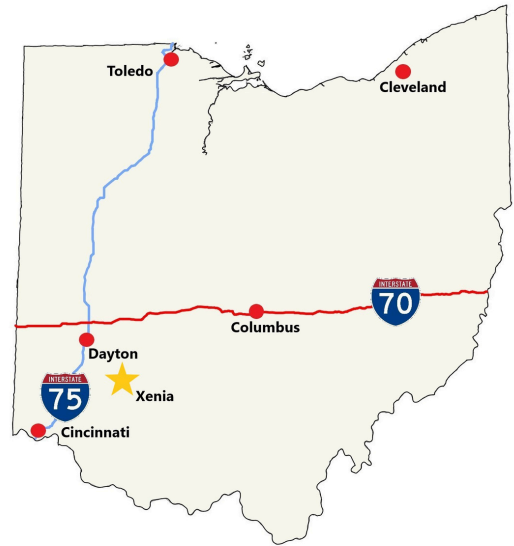
Two - Offices

**Zoning:** I-2; Heavy Industrial

**Parking Spaces:** Approx. 50 Spaces

**Parcel Number:** M40-0001-0016-0-0096-00

**Annual Taxes:** \$20,118.96



1.16 Acres for Lease Separately Build -to-Suite



Scan for more info



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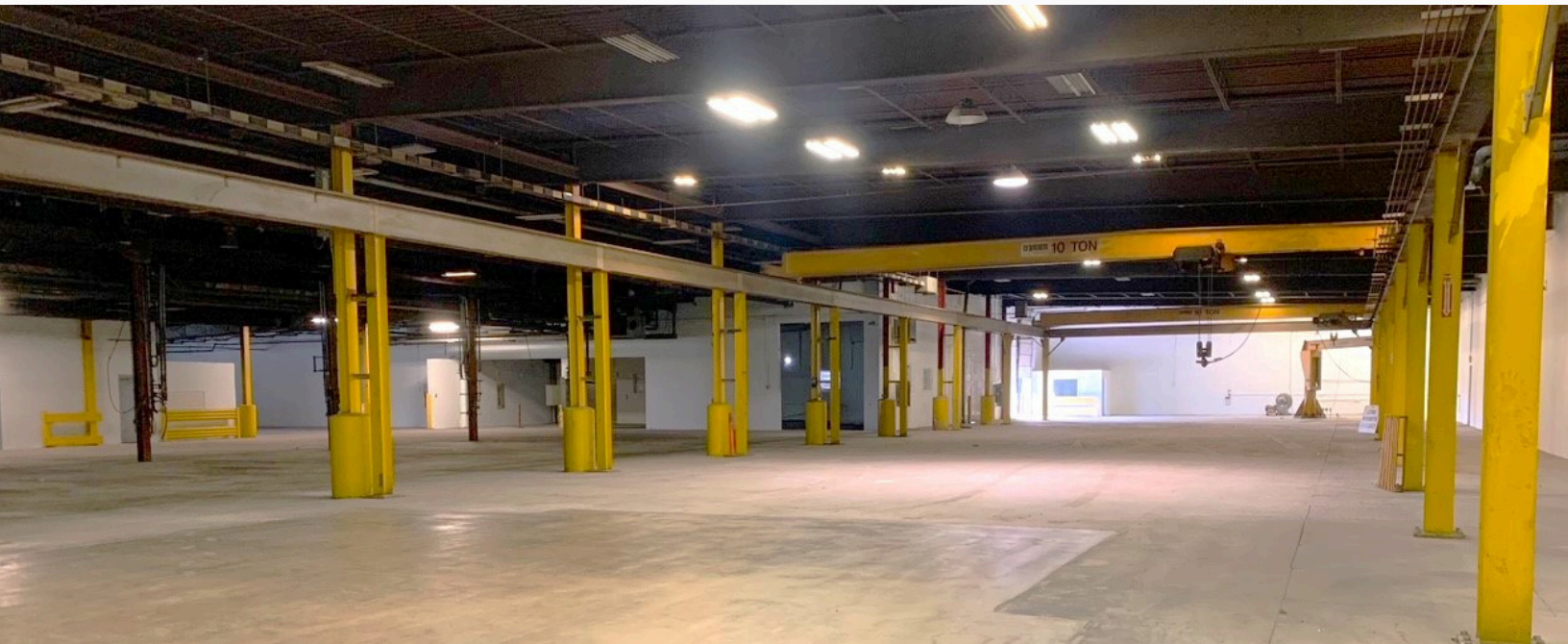
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