

INDUSTRIAL FACILITY- NEWLY RENOVATED



851 BELLBROOK AVENUE

XENIA, OH 45385



Spaces For Lease Only

Space 1: 16,512 SF

- \$5.50 NNN SF/Year
- 17' Clear Height
- 1 Drive-In Door
- 1 Dock

Space 2: 14,032 SF

- \$5.95 NNN SF/Year
- 17' Clear Height
- 5,400 SF Office Space
- 1 Drive-In Door
- 2 Docks

Space 1 & 2: 30,455 SF

- \$5.75 NNN SF/Year
- 17' Clear Height
- 5,400 SF Office Space
- 2 Drive-In Doors
- 3 Docks



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INDUSTRIAL FACILITY

851 BELLBROOK AVENUE
XENIA, OHIO 45385

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: \$20,837.92



1.16 Acres for Lease Separately Build -to-Suite



Scan for more info



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