

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

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

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: \$20,118.96



1.16 Acres for Lease Separately Build -to-Suite



Scan for more info



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

INDUSTRIAL FACILITY



851 BELLBROOK AVENUE
XENIA, OH 45385



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com