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 Airlines

- Renovated in 2023
- Huge Lot Build to Suit
- Attractive Offices



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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' × 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

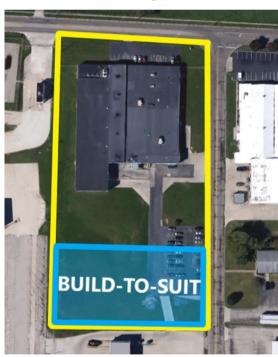
Annual Taxes: \$20,118.96





Scan for more info





1.16 Acres for Lease Separately Build -to-Suite



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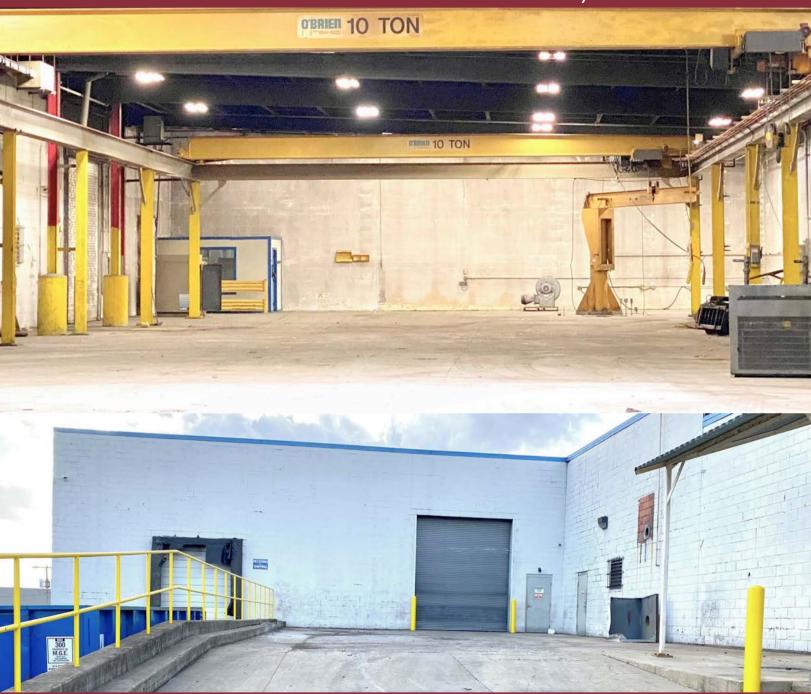
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