

635-671 Bellbrook Ave.

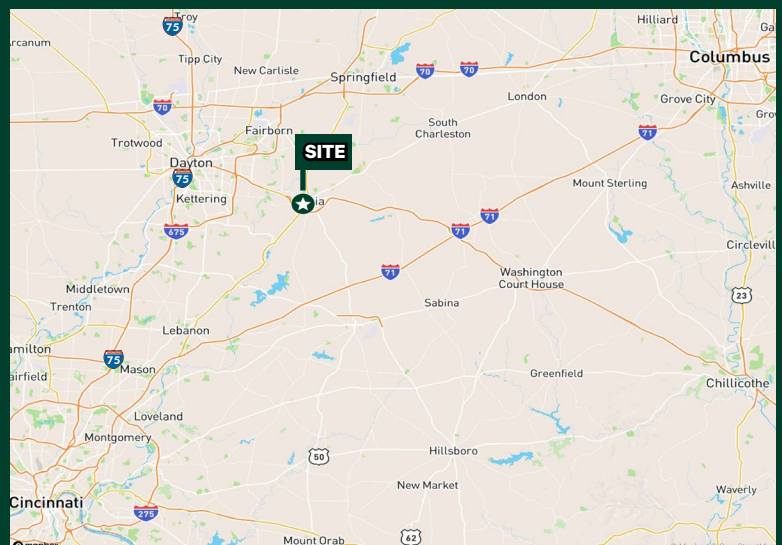
Xenia, OH | 45385

102,400 SF Available For Lease - Under New Ownership



SITE FEATURES

- + Centrally located within Ohio, providing easy access to major highways and interstates. This makes it an ideal spot for distribution, as it is within a one-day drive to over 60% of the U.S. population
- + Close to several major metropolitan areas, including Columbus, Cincinnati, and Dayton. This proximity allows for efficient transportation and quick delivery times to large consumer bases



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BUILDING SPECIFICATIONS

Total Building SF	102,400 SF
Dimensions	~160' x 640'
Office	4,010 SF
Year Built	1989
Zoning	I-2 Heavy Industrial
Acres	7.99
Docks	16 (15 levelers)
Drive-ins	2 (12' x 14')
Clear Height	19'
Lighting	Upgrading to LED
Electric	277/480v - 3-phase 1000 KVA Transformer
Construction	Tilt-Up Concrete
Sprinkler	Wet
Column Spacing	40' x 40'



Upgrades coming soon!

- Exterior paint
- Exterior lighting
- Landscape upgrade
- Asphalt / concrete
- LED interior lighting

Owned and Managed By:



CBRE

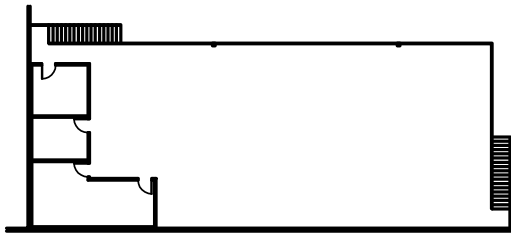
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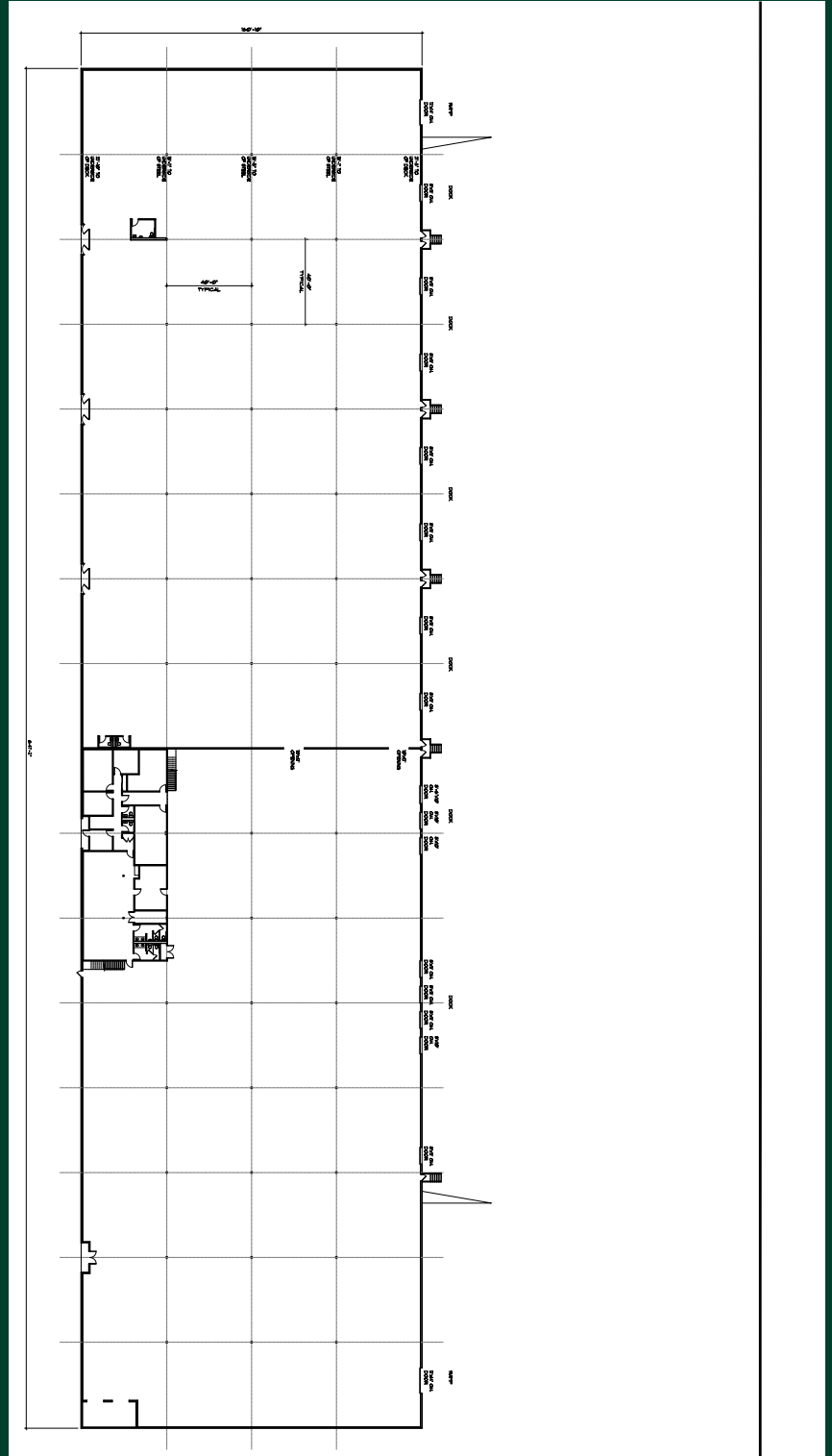
For Lease

Building Site Plan

- Office - 4,010 SF
- Warehouse - 98,330 SF
- Total - 102,400 SF
- Mezzanine - 4,010 SF



Mezzanine Plan



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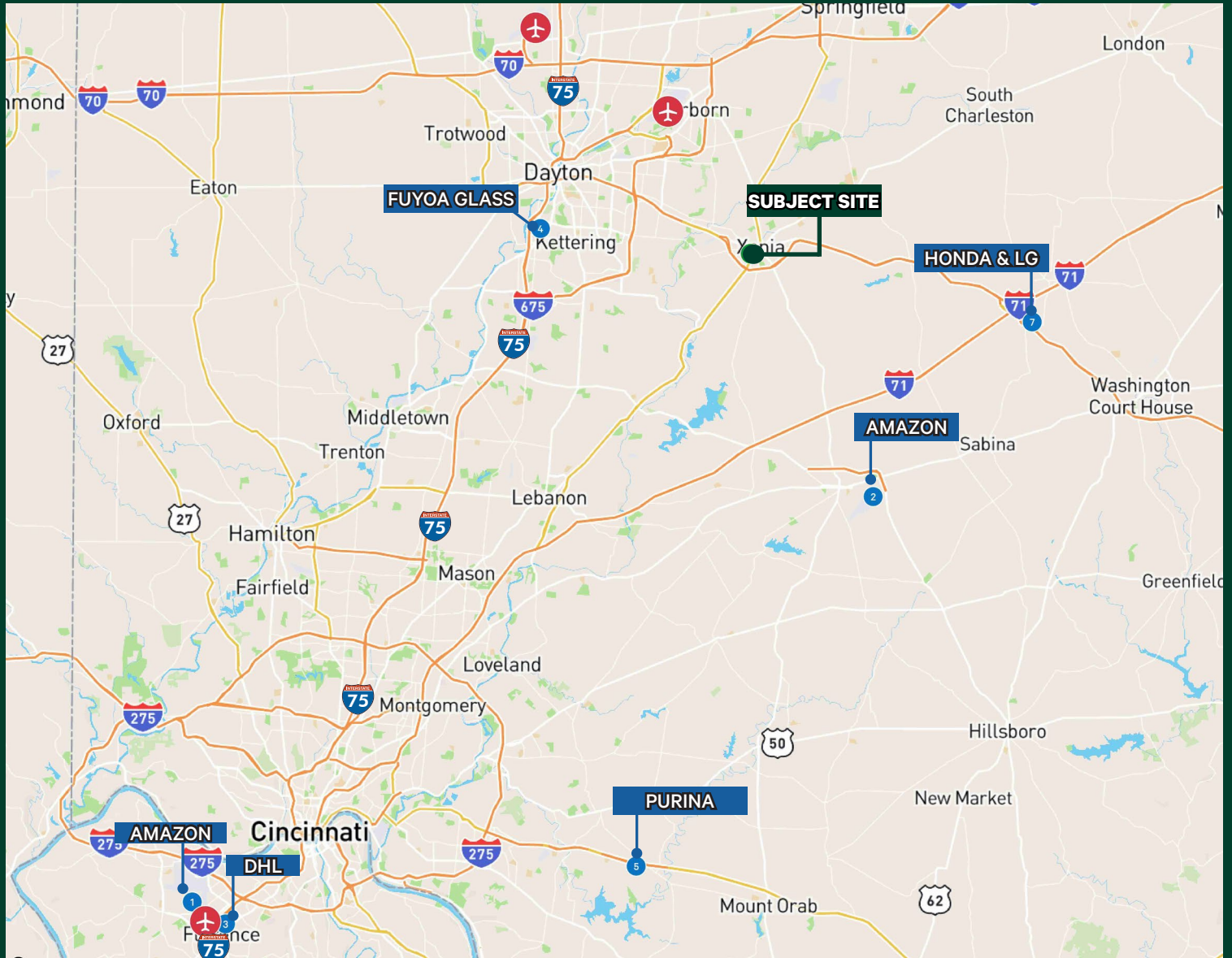


CBRE

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For Lease



Contact Us

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Owned and Managed By:



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