

# 635-671 Bellbrook Ave.

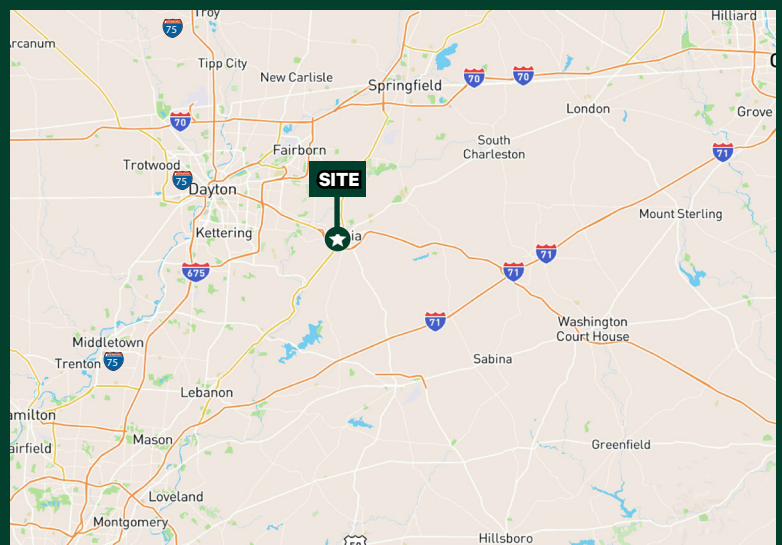
Xenia, OH | 45385

102,400 SF Available For Lease or Sale - Under New Ownership - Divisible to 51,200 SF



## 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  
Divisible to 51,200 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** LED

**Electric** 1000 amps  
277/480 volt  
3 phase/4 wire

**Construction** Tilt-Up Concrete

**Sprinkler** Wet

**Column Spacing** 40' x 40'



Owned and Managed By:

**CBRE**

**midwest**  
PROPERTIES

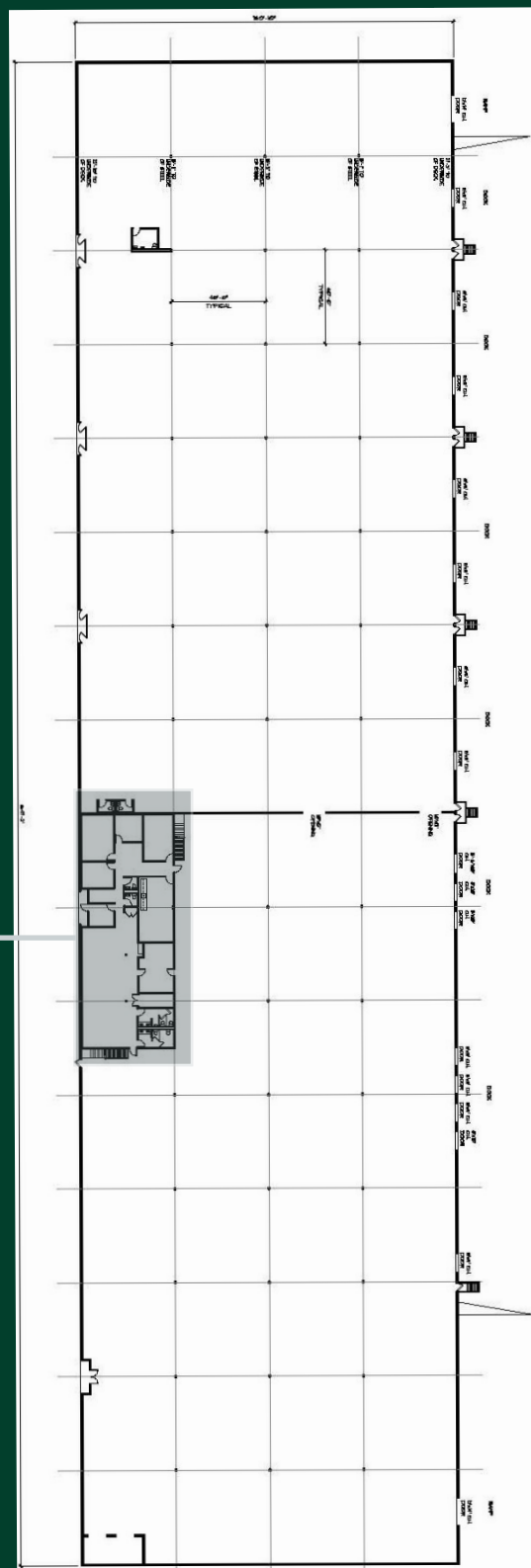
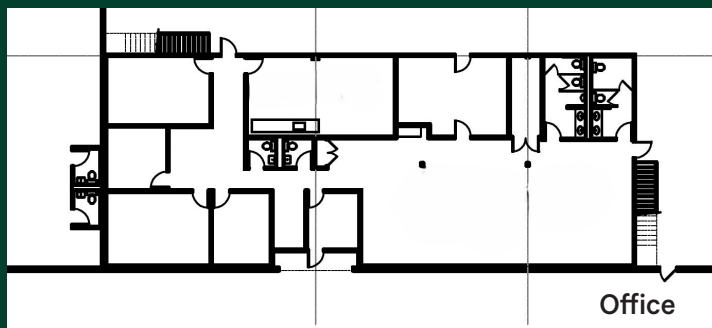
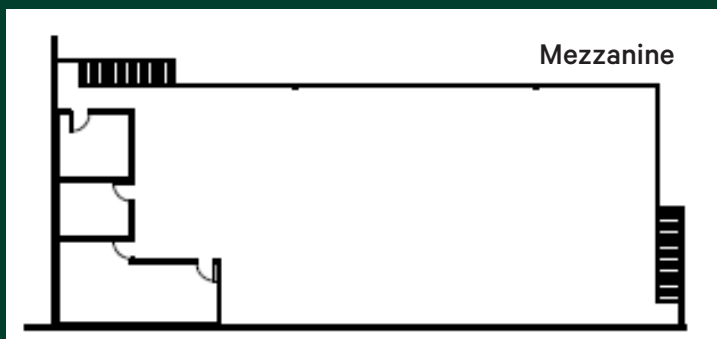
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### Building Site Plan

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



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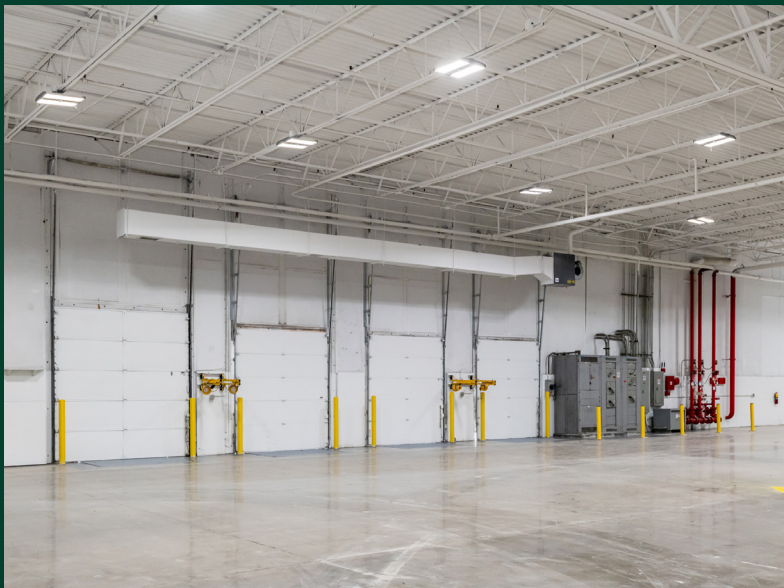
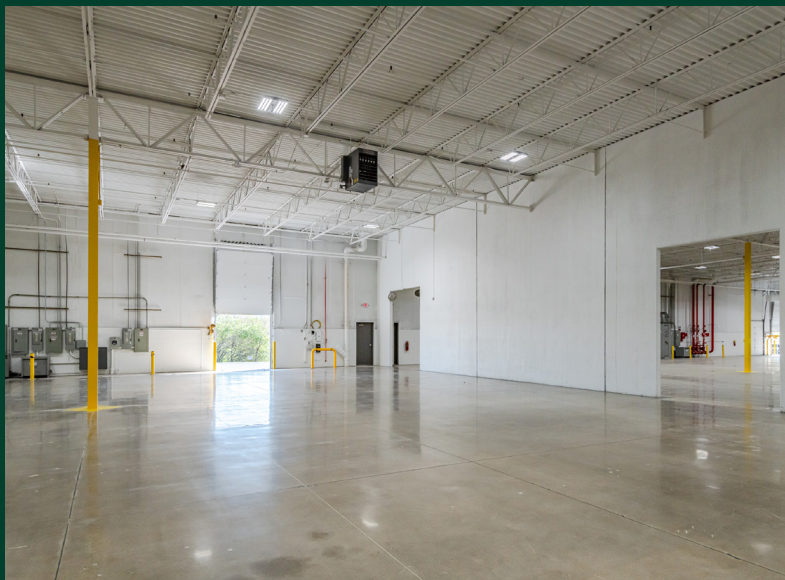
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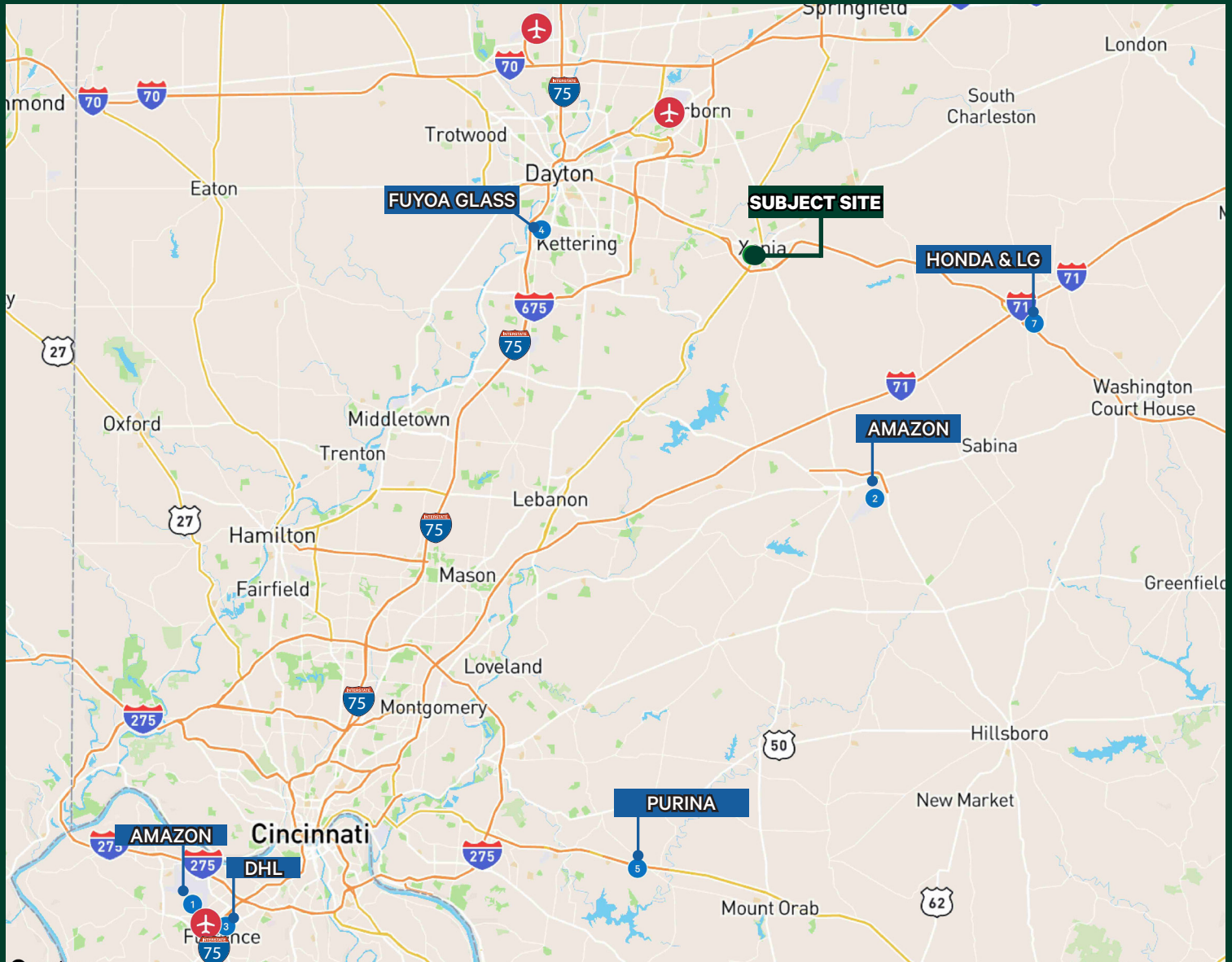




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## Contact Us

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**CBRE**

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