



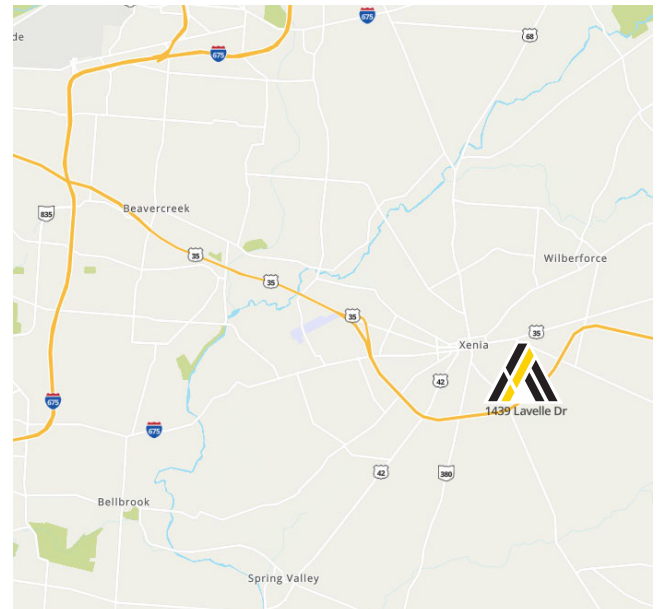
1439 Lavelle Drive

Xenia, Ohio 45385

LEASE RATE:
\$4.95 PSF NNN

Property Highlights

- 60,000± SF Available
- Buildings 1 & 2 - 60,000± SF with approximately 3,000± SF office
- Clear height: Building 1 - 13' - 18'
Building 2 - 18' - 21'
- Building 1 - 2 Docks and 1 drive-in door
Building 2 - 3 Docks
- Power - 480/277 volt 3 phase
- Zoned I-2 - Heavy Industrial
- New Ownership planning improvements in 2025 including interior and exterior painting, new LED lighting, new carpet in office area and new asphalt.



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Principal

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Photos



Aerial



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Site Plan

