

8,856 SF Flex Building For Sale!

\$499,000

**36 Kinsey Rd.
Xenia, OH 45385**



PROPERTY FEATURES:

- 3-Phase Power, 400 Amp
- B-1 Convenience Business District
- Fully Air Conditioned Throughout
- Loading Dock with 10' Overhead Door
- 28 Parking Spaces



- Commercial
- Investment
- Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com



Fact Sheet

Address:	36 Kinsey Rd. Xenia, OH 45385
Price:	\$499,000.00
County:	Greene County
City:	Xenia
Building Size:	8,856 Square Feet
Office Space:	4,000 Square Feet Est.
Lot Size:	0.88
Year Built:	1988 Est.
Zoning:	B-1 Convenience Business District
Construction:	Block
Fire Suppression:	No
Parking Spaces:	28 Parking Spaces
Roof:	Rubber Roof
HVAC:	3 Systems, Fully Air Conditioned Throughout
Electric:	400 Amp, 3-Phase Power
Overhead Doors/Docks:	Loading Dock w/ 10' OH Door Not Drive In
Restrooms:	2 Restrooms
Taxes:	\$4,387 2024

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



- ❑ Commercial
- ❑ Investment
- ❑ Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com



Property Description:

36 Kinsey Dr. in Xenia, OH is a unique flex building that stands out with its eye-catching architectural design- making it a great fit for a showroom or office. With nearly 9,000 square feet of space, it offers plenty of room to grow your business in a location that's easy to access and zoned for a variety of uses. The building features a loading dock with a 10' overhead door, 400-amp 3-phase power, and is fully air-conditioned with three HVAC systems. You'll also find two restrooms, 28 parking spaces, and a layout that's ready to work as hard as you do. Whether you're expanding, relocating, or just getting started, this property checks all the boxes.

Xenia, OH is a growing hub in southwest Ohio with a business-friendly atmosphere. Located just 20 minutes from Dayton and within easy reach of major highways like US-35 and I-675. The city is home to many business parks and continues to attract investment thanks to its available workforce, affordable real estate, and support from local government. With a focus on economic development and infrastructure improvement, Xenia is well-positioned for businesses looking to expand or establish a presence in the Miami Valley region.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



- ❑ Commercial
- ❑ Investment
- ❑ Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com





Real Estate Services



- Commercial
- Investment
- Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com

 : 36 Kinsey Rd. Xenia, OH 45385



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



☐ Commercial
☐ Investment
☐ Land

David Nianouris
O: 937-431-6489 C: 937-477-1106
DavidNianouris@HowardHanna.com
DNianouris@Gmail.com