

8,856 SF Flex Building For Sale!

\$499,000

36 Kinsey Rd. Xenia, OH 45385



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



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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.



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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.

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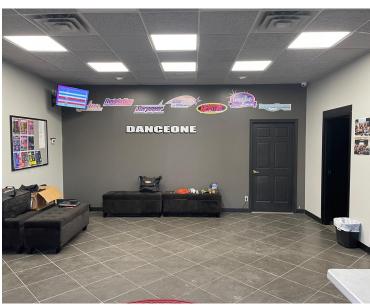
























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