



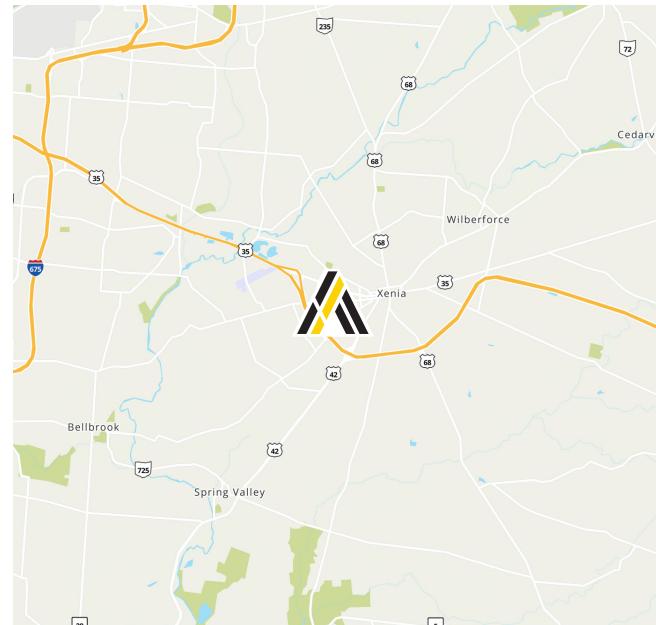
## 1427 Bellbrook Avenue

Xenia, Ohio 45385

**LEASE RATE:**  
\$7.95 PSF NNN

### Property Highlights

- **12,363± SF Industrial/Flex Building** situated on 2.4± acres.
- **Functional Layout:** Includes 1,363± SF of office space and 11,000± SF of **clear-span** warehouse, ideal for distribution, light manufacturing, or service users.
- **Efficient Warehouse Features:** Clear span design with two (2) dock doors and one (1) drive-in door (16' x 14'), infrared heating and energy-efficient LED lighting throughout. **Paint booth and air compressor available at additional cost.**
- **Strong Power Capacity:** 600 amps, 208V, 3-phase power supports a wide range of industrial and commercial uses.
- **Zoned B-3 – General Business:** Allows for a variety of business, service, and commercial operations.
- **Strategic Location:** Just 1/4 mile from US-35, providing convenient access to regional and interstate transportation routes.



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## Building Specifications

<b>Location:</b>	1427 Bellbrook Avenue Xenia, Ohio 45385	<b>Drive-in Door:</b>	1 (16' x 14')
<b>Total SF:</b>	12,363± SF	<b>Docks:</b>	2
<b>Office SF:</b>	1,363± SF	<b>Power:</b>	600 amps, 208v, 3 phase
<b>Warehouse SF:</b>	11,000± SF (clear-span)	<b>Ceiling Height:</b>	18'
<b>Total Acres:</b>	2.4±	<b>Sprinkler System:</b>	Wet
<b>Year Built:</b>	2001	<b>Lighting:</b>	LED

## Aerial

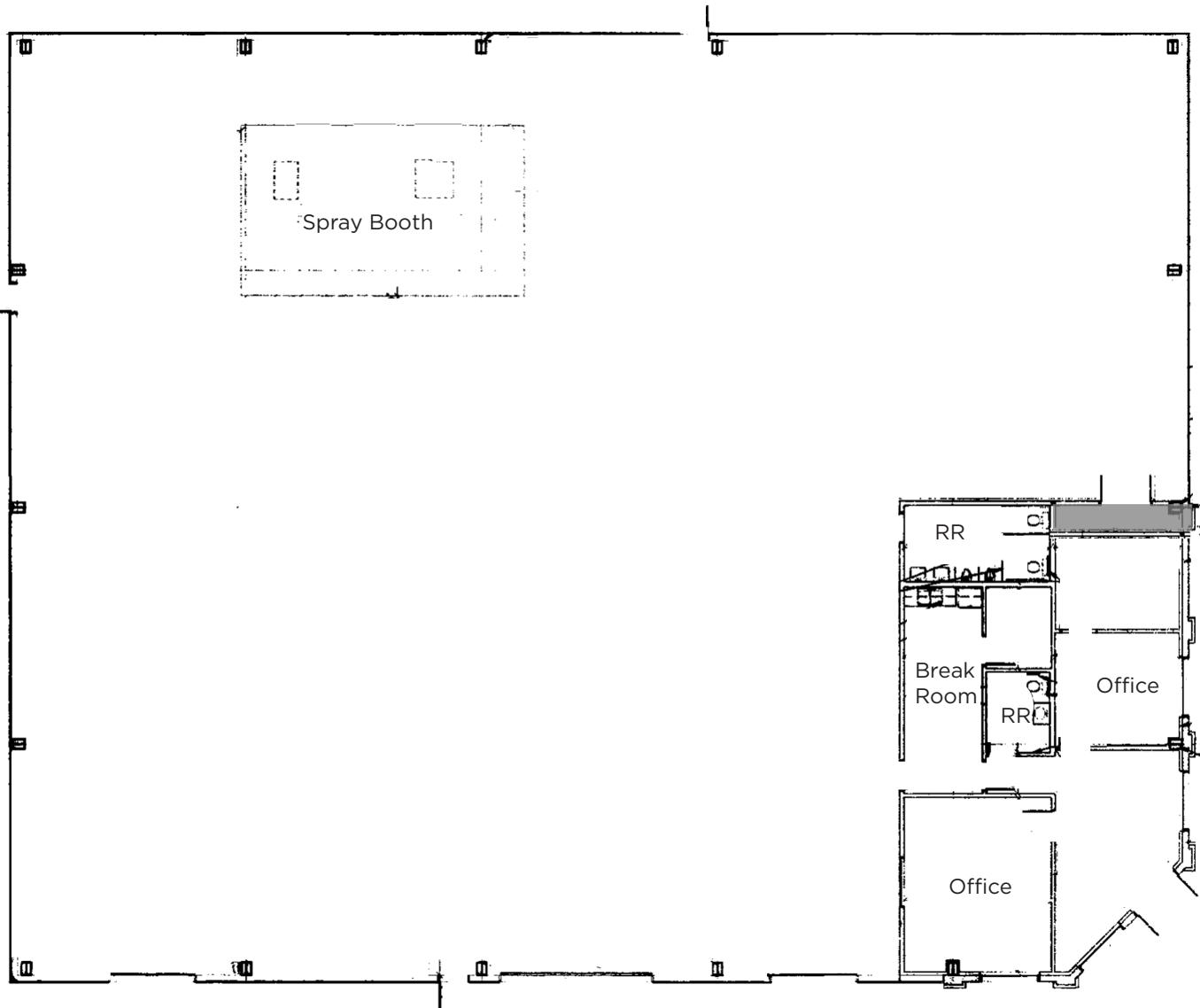


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## Floor Plan



# 1427 Bellbrook Avenue

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## Aerial

