

# XENIA LOGISTICS CENTER

colliers.com/cincinnati

FOR LEASE OR SALE 1003 | Bellbrook Avenue | Xenia, Ohio



## BULK WAREHOUSE & COLD STORAGE FACILITY

### Norm Khoury

Senior Vice President  
+1 513 562 2271  
norm.khoury@colliers.com

### Chris Cummings

National Director  
+1 404 877 9255  
chris.cummings@colliers.com

### Todd Cochran

Brokerage Associate  
+1 937 723 2913  
todd.cochran@colliers.com

### Turner Wisheart

Assistant Vice President  
+1 404 574 1008  
turner.wisheart@colliers.com

### Tim Echemann

Principal Broker  
+1 937 492 4423  
techemann@industrialproperty.biz

### Sam Campbell

Associate  
+1 404 781 0578  
sam.campbell@colliers.com

VIEW VIRTUAL TOUR 

Colliers International  
425 Walnut Street | Suite 1200  
Cincinnati, OH 45202  
P: +1 513 721 4200



# XENIA LOGISTICS CENTER

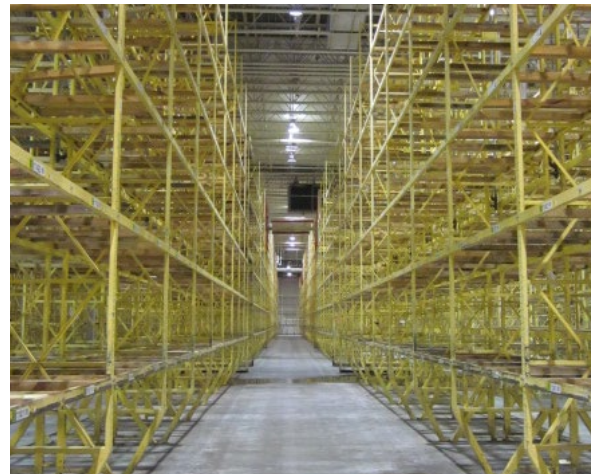
colliers.com/cincinnati

FOR LEASE OR SALE 1003 | Bellbrook Avenue | Xenia, Ohio



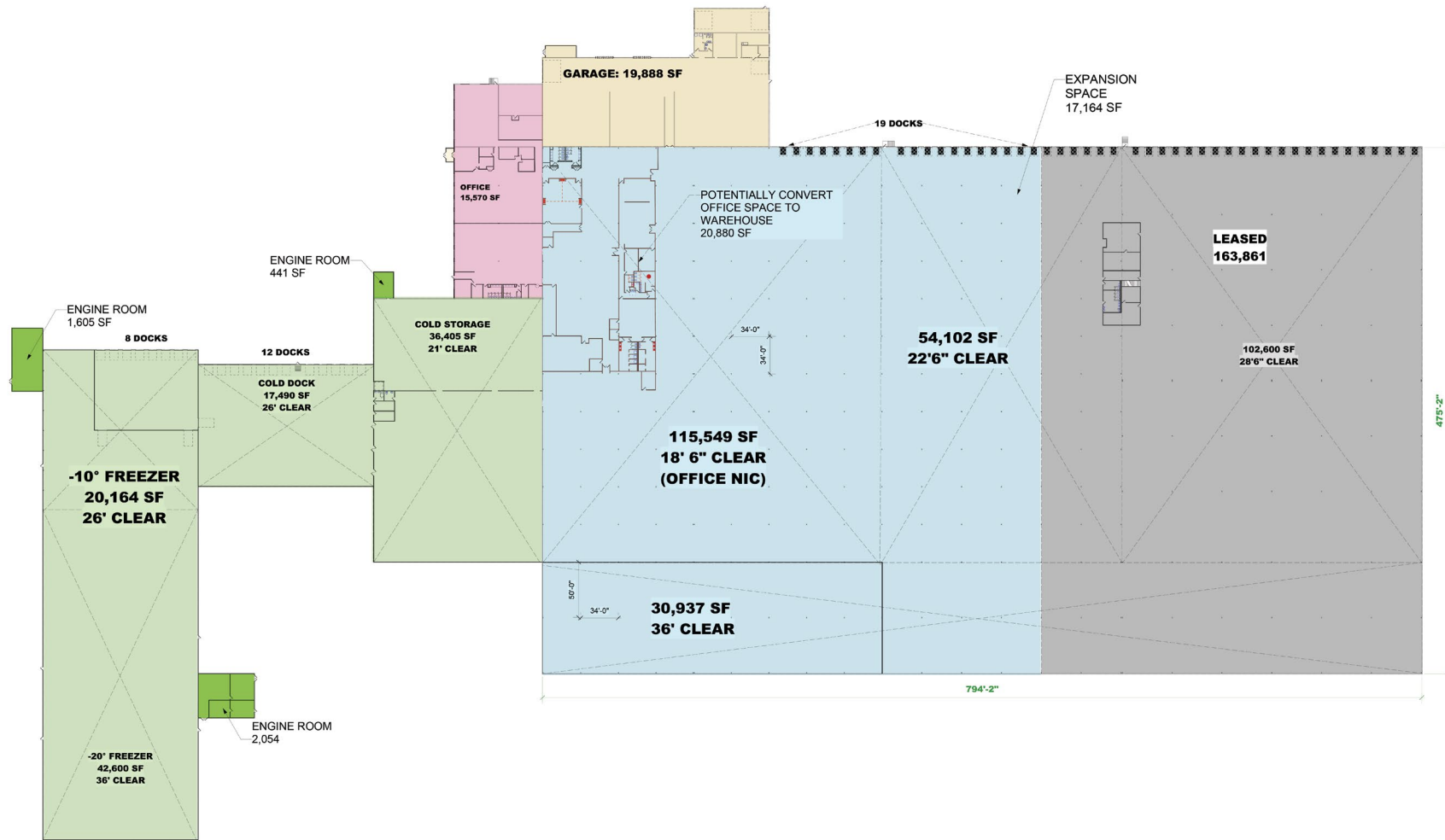
## BUILDING SPECIFICATIONS

Total Building SF	533,136 SF
Total SF Available	377,685 SF
Dry SF	200,588 SF
Freezer SF	62,764 SF (=20°)
Cooler SF	36,405 SF (30°)
Cold Dock SF	17,490 SF
Office SF	15,570 - 36,450 SF
Garage SF	19,888 SF
Engine Rooms SF	4,100 SF
Ceiling Heights	21' - 36'
Dock Doors	39 dock-high doors equipped with seals and lights
Drive-In Doors	2 (10' x 12')
Column Spacing	34' x 34' x 34' x 50'
Land	74.4 acres
Truck Court	150' +
Lighting	Metal Halide & Fluorescent
Heat	Gas overhead units
Year Built	1958 - 1989
Sewer Line	City of Xenia - 27" main line
Water Line	City of Xenia - 16" main line
Gas Line	Vectren - 3" service line from a 4" main line
Power	DP&L - 2500 KVA/480 Volt/ 3 Phase
Dry Lease Rate	\$2.85/SF + \$0.61/SF Operating Expenses
Freezer/Cooler Lease Rate	\$7.50/SF + \$0.61/SF Operating Expenses
Sale Price	\$14,560,000



# XENIA LOGISTICS CENTER

FOR LEASE OR SALE 1003 | Bellbrook Avenue | Xenia, Ohio



## COLD STORAGE

- 62,764 SF freezer
- 17,490 SF cold dock
- 36,405 SF cold storage
- 36' x 48' column spacing (varies)
- 21' - 26' clear height
- 21° to 38° capacity
- 12 fully equipped dock doors
- 1,500 +/- SF shipping office

## OFFICE

- 36,450 SF (can convert the 20,000 SF in warehouse)
- Large lunch room with kitchen
- Large training rooms
- Executive office area
- Security system
- Separate parking entrance

## GARAGE (TRACTOR & TRAILER SERVICE AREA)

- 19,888 SF
- 750 +/- SF maintenance office
- 20' clear height
- 4 drive-in doors (2 - 16' x 16') (1 - 20' x 16') (1 - 12' x 16')
- Drive-thru capable

## DRY STORAGE

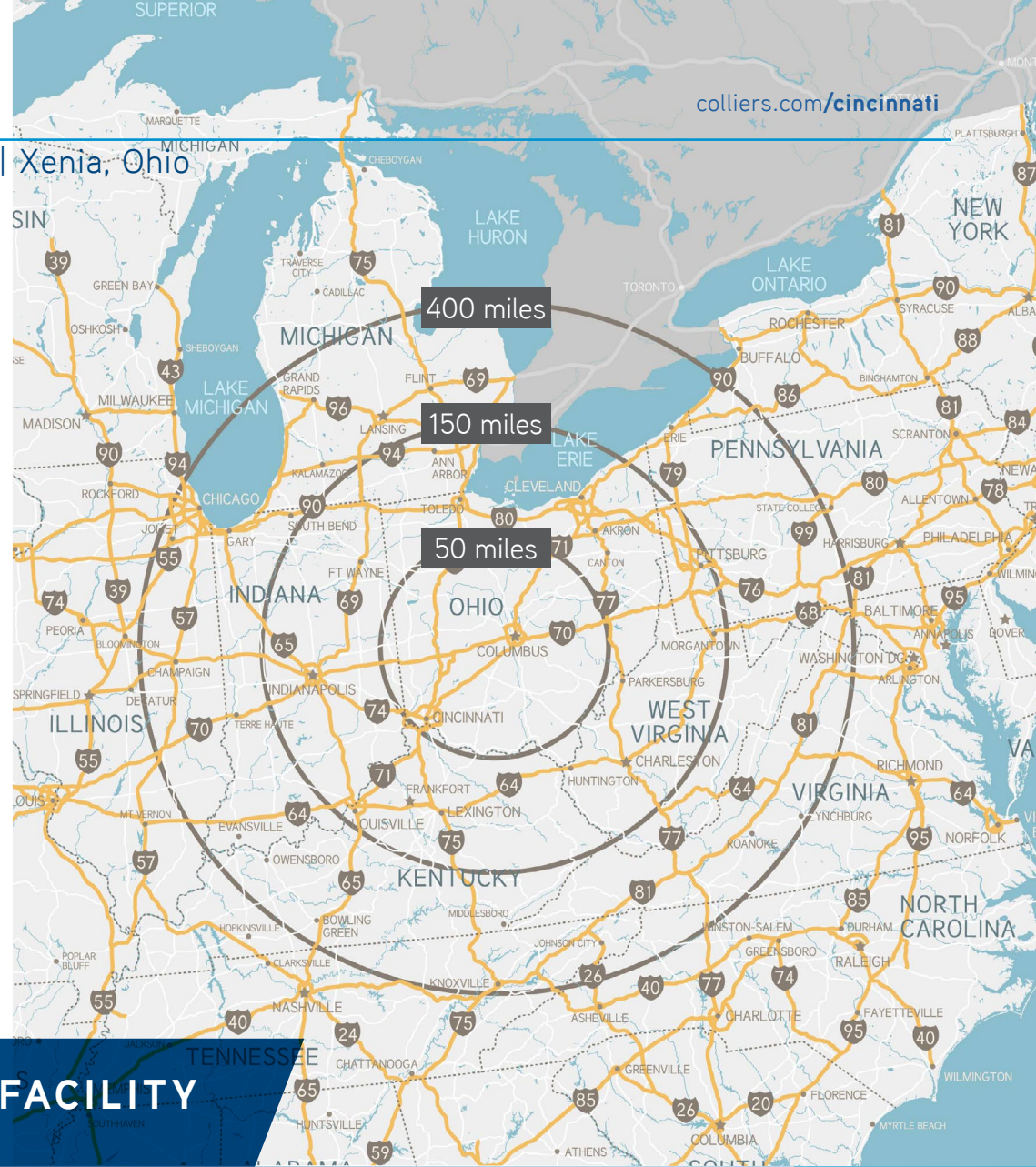
- 200,588 SF dry storage
- Expandable to 330,076 SF
- 1,000 - 20,000 SF office
- 18' 6" - 36' clear height
- 19 fully equipped dock doors - potential future dock expansion on east side of building
- Wet sprinkler system

# XENIA LOGISTICS CENTER

FOR LEASE OR SALE 1003 | Bellbrook Avenue | Xenia, Ohio

## LOCATION

- Located in the center of the transportation triangle formed by three major interstate highways: I-70, I-71 and I-75
- Easy access to Dayton, Columbus and Cincinnati
- 67 miles from Cincinnati International Airport
- 28 miles from Dayton International Airport
- 12 miles from Springfield Municipal Airport
- 2 miles from Greene County-Lewis A. Jackson Airport
- The facility is located in the city of Xenia and the county seat of Greene County. The municipality is located in Southwestern Ohio 21 miles from Dayton and is part of the Dayton Metropolitan Statistical Area, as well as the Miami Valley region.
- Aggressive economic development incentives
- Approximately 4,200 skilled, semi-skilled, and clerical personnel available in Greene County
- Xenia serves multiple industries including aerospace, logistics, manufacturing, services and technology services
- Total population of Greene County is 164,192 with a median age of 37.7
- Greene County has a labor force of 81,210 people with a job growth rate of 1.35% since 2016, and an unemployment rate of 4.0%
- Greene County has an average household income of \$66,290



## BULK WAREHOUSE & COLD STORAGE FACILITY

### Norm Khoury

Senior Vice President  
+1 513 562 2271  
norm.khoury@colliers.com

### Todd Cochran

Brokerage Associate  
+1 937 723 2913  
todd.cochran@colliers.com

### Tim Echemann

Principal Broker  
+1 937 492 4423  
techemann@industrialproperty.biz

### Chris Cummings

National Director  
+1 404 877 9255  
chris.cummings@colliers.com

### Turner Wisheart

Assistant Vice President  
+1 404 574 1008  
turner.wisheart@colliers.com

### Sam Campbell

Associate  
+1 404 781 0578  
sam.campbell@colliers.com

Colliers International  
425 Walnut Street | Suite 1200  
Cincinnati, OH 45202  
P: +1 513 721 4200

