



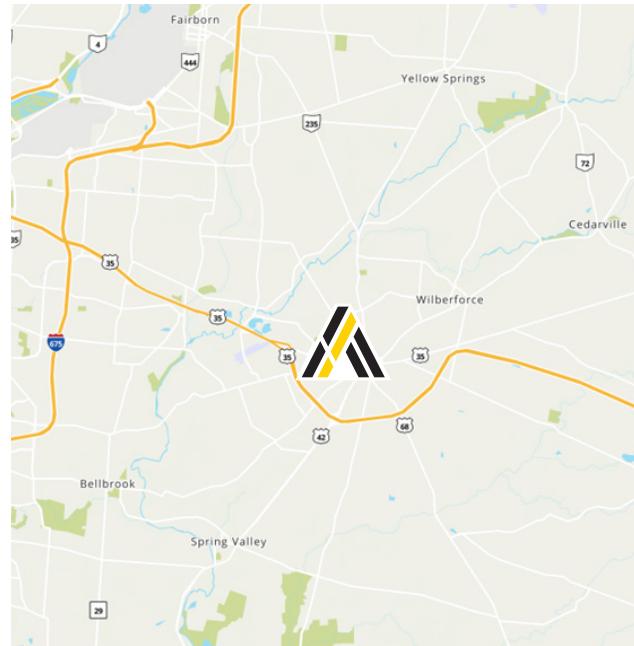
## 867 W. 2nd Street

Xenia, Ohio 45385

**LEASE RATE:**  
**\$9.95 PSF NNN**

### Property Highlights

- 4,000± SF Total available — Office/Showroom with Warehouse
- Landlord open to leasing the office/showroom area separately from the warehouse
- Versatile space featuring a bright, open-concept office/showroom area with high ceilings — easily convertible to full office
- Large warehouse ideal for vehicle storage or light industrial needs
- 12' Clear height
- Four (4) grade-level overhead doors:
  - Two (2) - 10' x 10'
  - Two (2) - 10' x 8'
- 400 Amp 120/240 volt — 3 phase panel
- Ideal for home builders, contractors, and service-oriented businesses
- Building signage available
- Prime downtown Xenia location with convenient access to SR - 35



**Joe Krug**

Senior Associate

937.701.1083

[Joe.Krug@ApexCommercialGroup.com](mailto:Joe.Krug@ApexCommercialGroup.com)

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Population	9,393	30,090	40,719
Total Households	4,253	12,783	15,949

# 867 W. 2nd Street

Xenia, Ohio 45385

## Photos



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

# 867 W. 2nd Street

Xenia, Ohio 45385

## Floor Plan

