



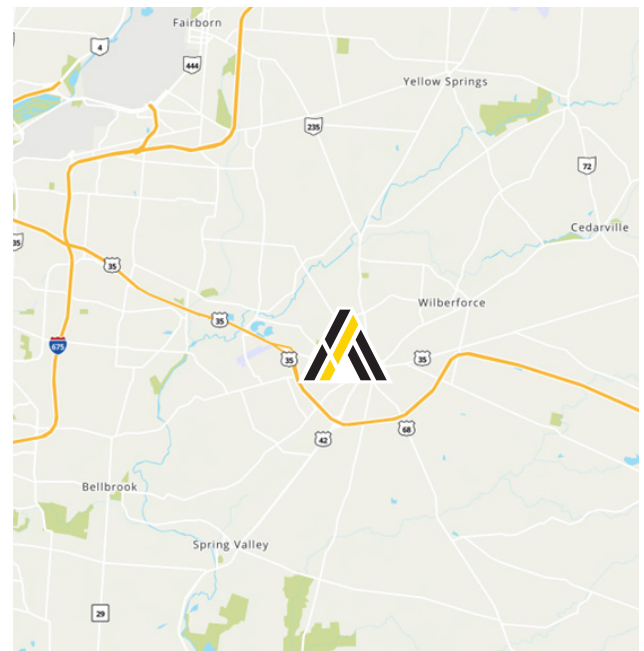
867 W. 2nd Street

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



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Demographics

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

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Photos



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Floor Plan

