

1970 US Route 68 N.  
Xenia, Ohio 45385

# FOR LEASE



### Property Highlights:

- 8,100 sq.ft. building
- 2,700 sq.ft. showroom
- 2,484 sq.ft. garage
- 2,916 sq.ft. warehouse
- Street signage
- 3 phase power
- Great location on Rt. 68

**Lease Rate: ~~\$12~~ \$9/sq.ft.**  
(plus utilities)

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### Multi-Use Building Available on Busy Rt. 68 in Xenia!

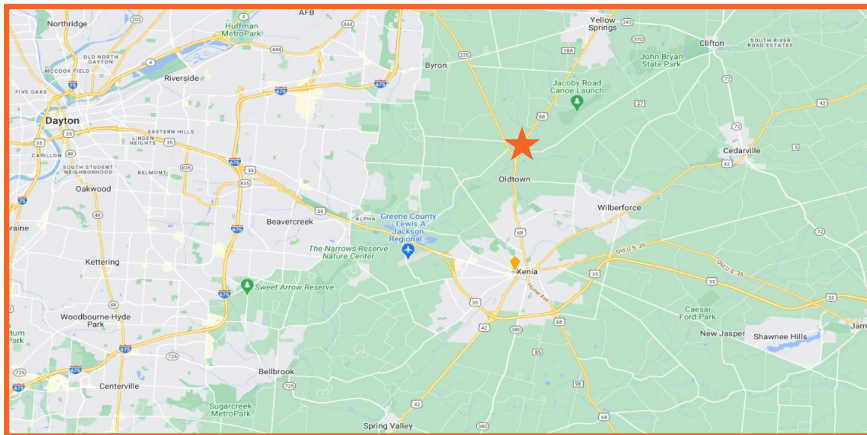
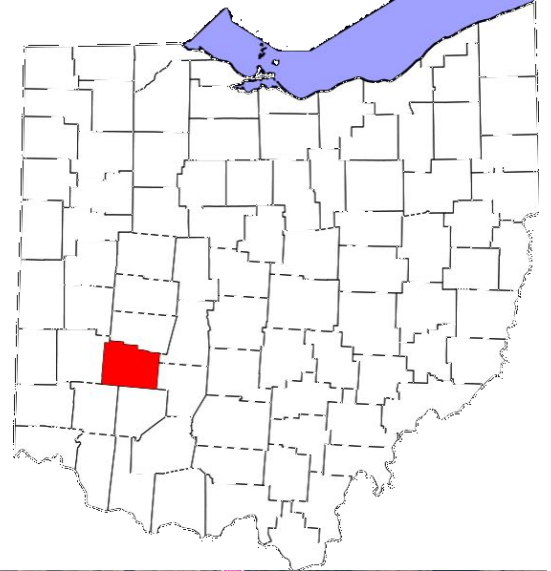
**PRICE REDUCED!** Retail, garage and warehouse building available for lease immediately. Newly remodeled showroom, 2,484 sq.ft heated garage serviced by two 10ft. overhead doors (car lifts and compressors may be made available) and almost 3,000 sq.ft. of open storage warehouse. Supporting offices and breakrooms along with ample parking.

**HRI**  
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.



# AREA MAPS





# BUILDING LAYOUT

