



Commercial  
Group

**FOR SALE OR LEASE**

Industrial/Outdoor Storage



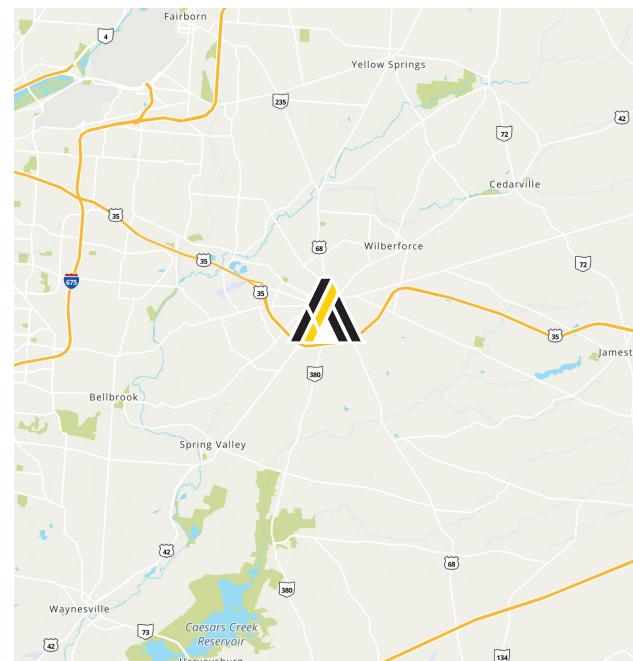
## 622 OH-380

Xenia, Ohio 45385

**SALE PRICE/LEASE RATE:  
CALL FOR PRICING**

### Property Highlights

- 10.3± Acre multi-purpose Industrial/Outdoor storage site
- Multiple conditioned buildings equipped with service bays ideal for mechanics, body shops, etc
- Three (3) Dry storage structures spanning over 10,500± SF in total
- Seven (7) 500± SF storage bays
- Laydown area available as needed
- Owner open to leasing to one user or demising the site
- Secured access and fenced in lot
- **Located in Xenia Township - No City income tax!**



**Matt Tunnacliffe**

Commercial Sales & Leasing

513.200.8270

[Matt.Tunnacliffe@ApexCommercialGroup.com](mailto:Matt.Tunnacliffe@ApexCommercialGroup.com)



**Aaron Savino, SIOR**

Principal

937.469.8269

[Aaron.Savino@ApexCommercialGroup.com](mailto:Aaron.Savino@ApexCommercialGroup.com)

# 622 OH-380

Xenia, Ohio 45385

## Aerial



# 622 OH-380

Xenia, Ohio 45385



## Buildings



### BUILDING 1

- $18,000 \pm$  SF
- $1,300 \pm$  SF of office
- 2 Service bays with 13' x 13' OH doors
- $13,500 \pm$  SF of industrial space with pull through capabilities (15' x 13' OH doors)



### BUILDING 2

- $5,000 \pm$  SF Mechanic/Body shop
- 3 Service bays with 14' OH doors
- Equipped with a paint booth



### STORAGE BAYS

- Two (2)  $3,000 \pm$  SF Buildings
- 14' x 11' Overhead doors



### BARNs/STORAGE DOME

- Barns
  - One  $3,000 \pm$  SF
  - One  $4,000 \pm$  SF
- 13' x 14' Overhead door
- Storage Dome -  $2,500 \pm$  SF

# 622 OH-380

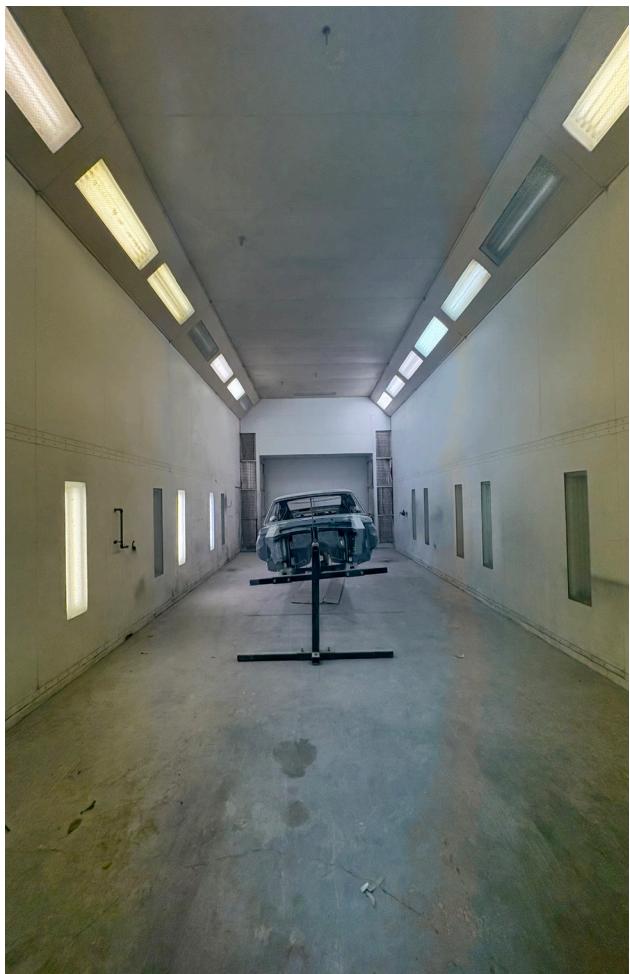
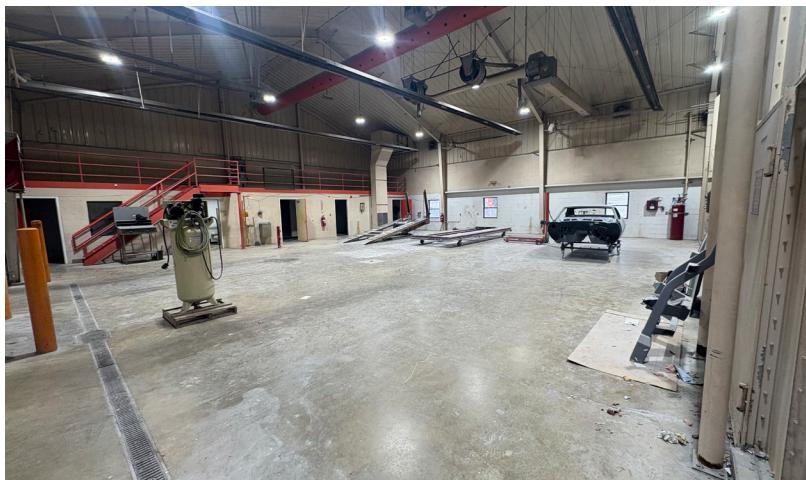
Xenia, Ohio 45385

## Photos

### BUILDING 1



### BUILDING 2



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