

INDUSTRIAL FACILITY- NEWLY RENOVATED



851 BELLBROOK AVENUE

XENIA, OH 45385



For Lease:

Lease Rate: \$5.95 NNN SF/Year

Square Footage: 17,775 SF

Highlights:

- Dock & Drive-In Doors
- 20' Clear Height
- Renovated 2023
- Two 10 Ton Cranes



Tim Echemann

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Warehouse SF: 17,755 SF

Clear Height: 20'

Column Spacing: 40' x 20'

Power: 480 Volts

2,000 Amps

III Phase

Construction Type: Block & Brick

Year Built: 1980

Utilities: City Water & Sewer

HVAC Plant: Forced Air Gas

Lighting: T-8

Zoning: I-2; Heavy Industrial

Parking Spaces: Approx. 50 Spaces

Parcel Number: M40-0001-0016-0-0096-00

Annual Taxes: \$20,837.92



Scan for more info



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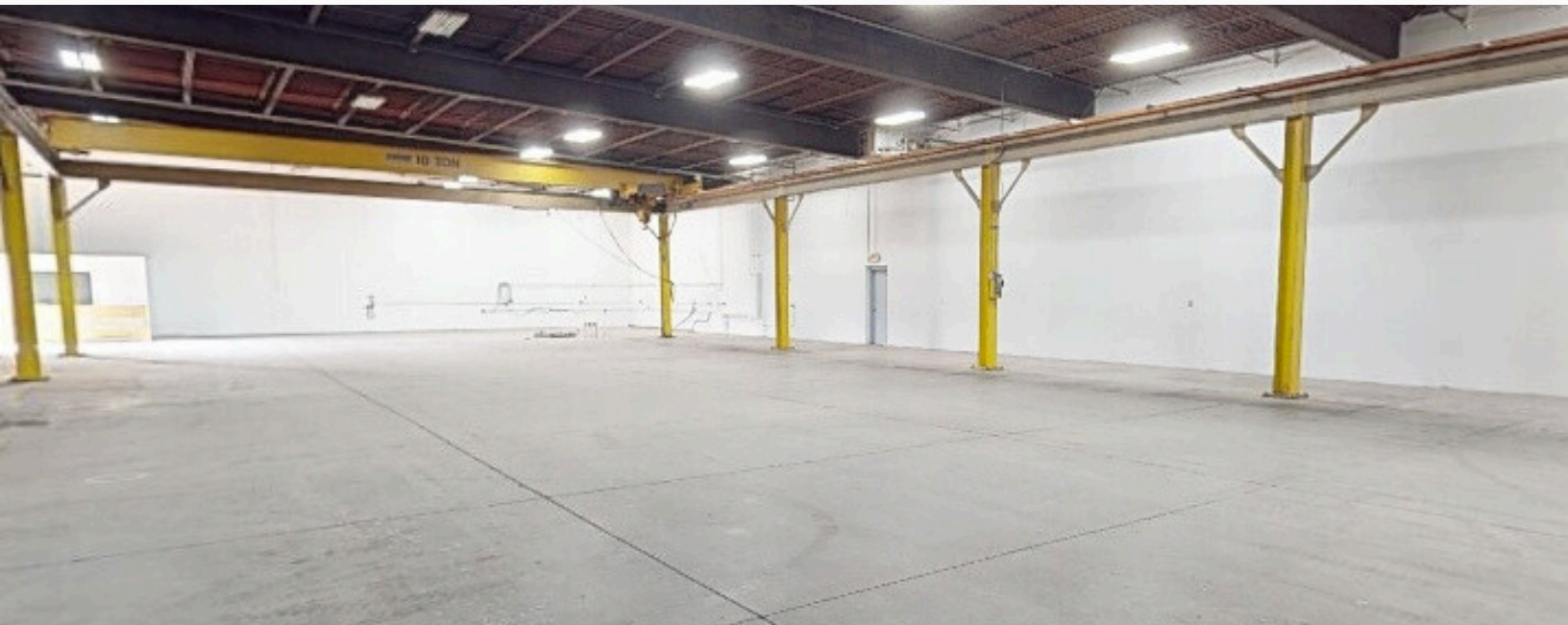
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