

MANUFACTURING CAPABILITY  
**116,467 SF**  
INDUSTRIAL DISTRIBUTION

1003 Bellbrook Ave., Xenia, 45385



## Property Features

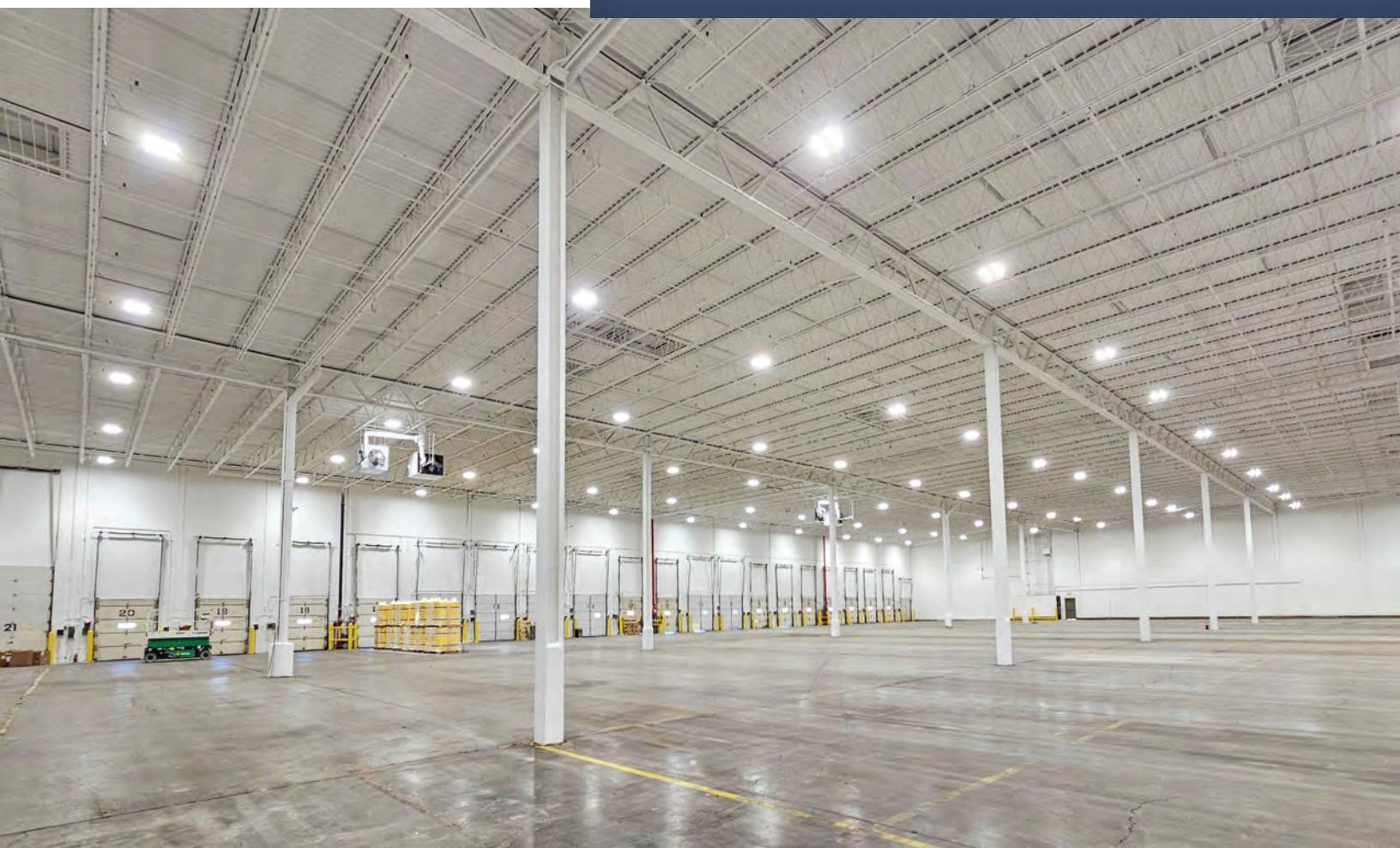
- Total Available: 116,467 SF
- Divisible to 50,000 SF
- Ceiling Height: 28' - 36'
- Docks: 22
- Electric: 480/277 3 Phase
- Secure Parking available for up to 190 trailers and 650 cars
- Easy highway accessibility to US 35
- 4,500 SF office space



For More Information Contact  
**Dean Miller**  
513-383-8351  
dmiller@icpllc.com

# Distribution Facility w/Manufacturing Capability

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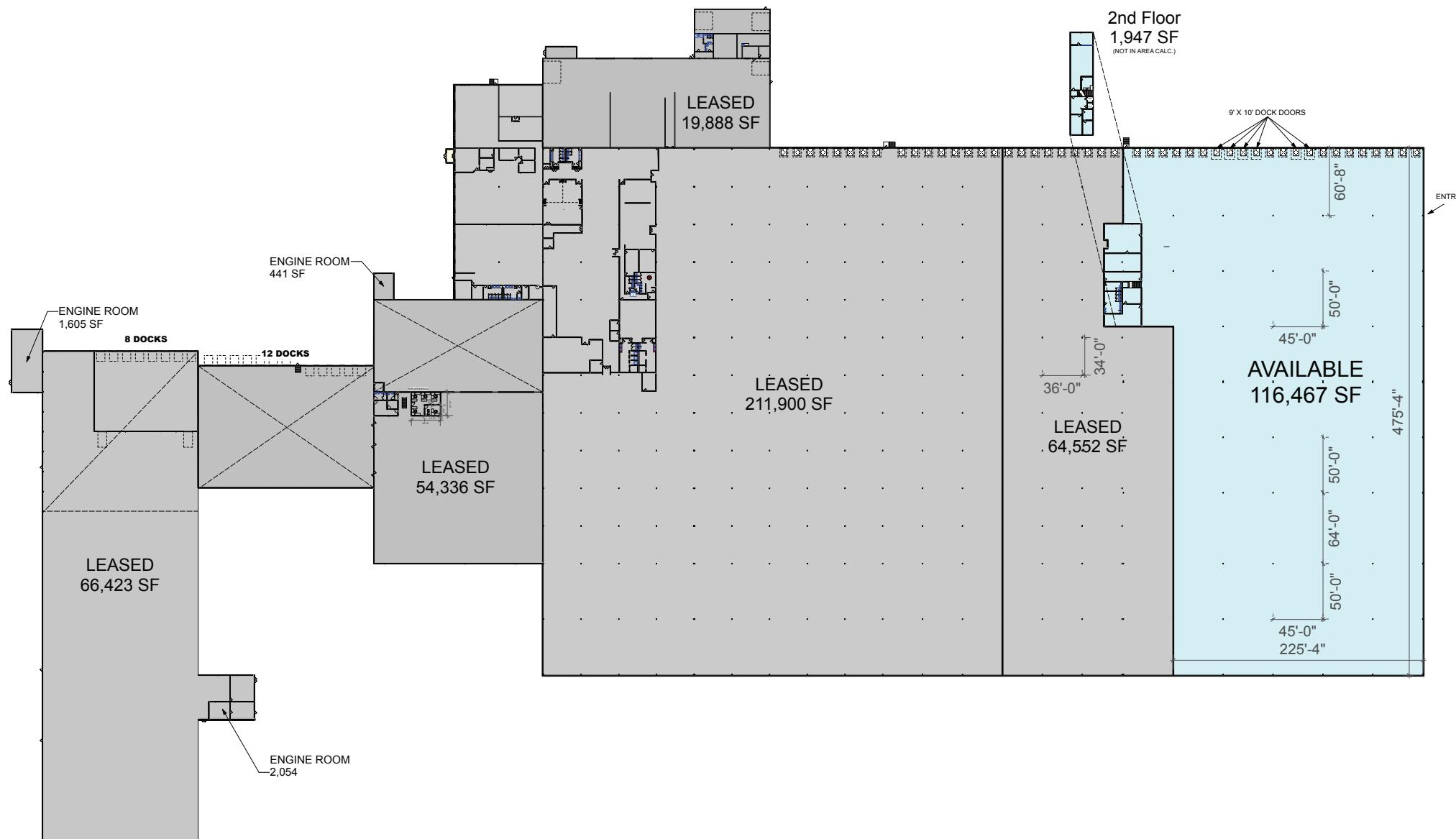
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**Industrial**  
COMMERCIAL PROPERTIES  
Transforming the shape of business

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