

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

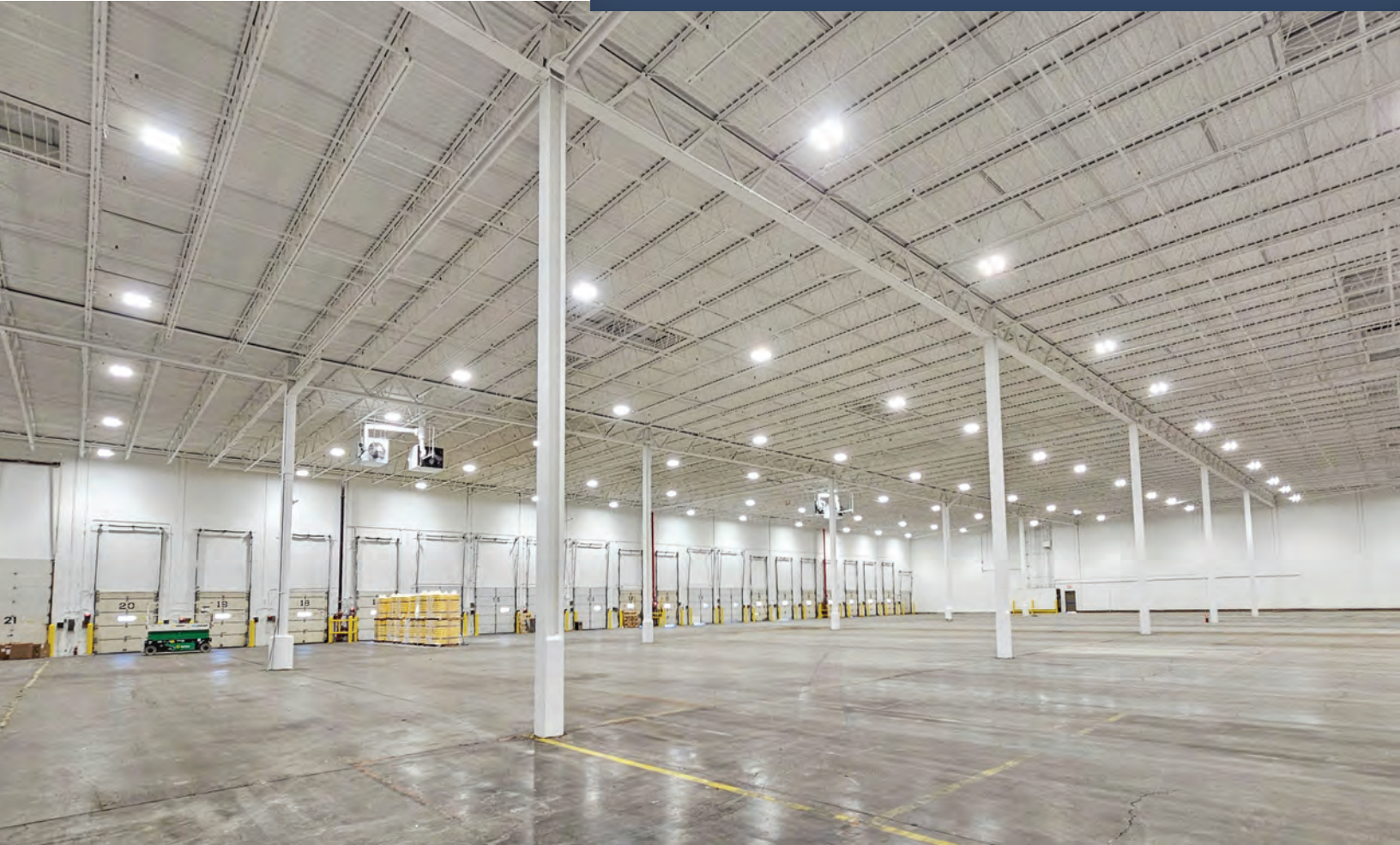


**For More Information Contact**  
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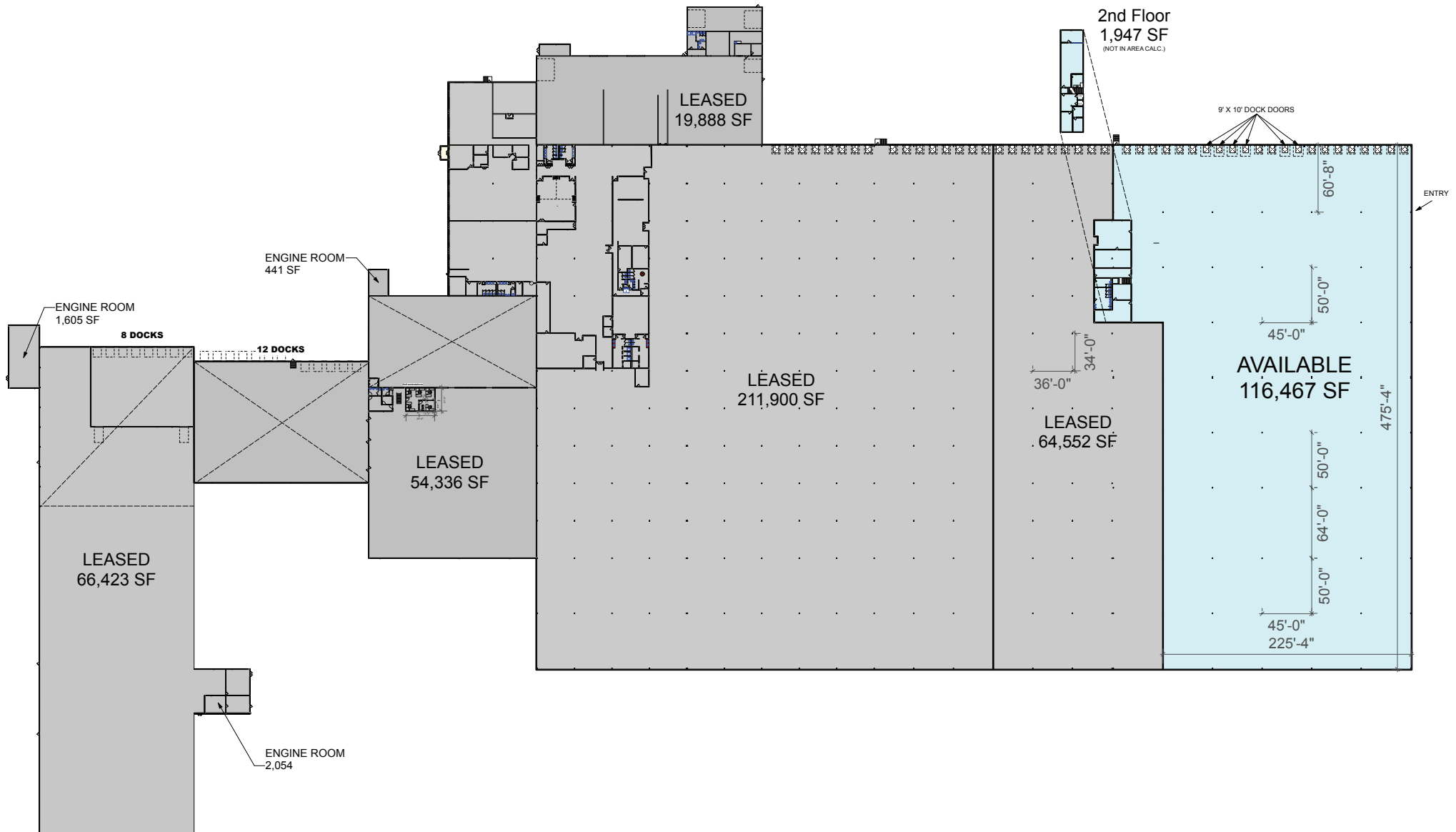
# Distribution Facility w/Manufacturing Capability

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