



FOR SALE OR LEASE

Cold Storage & Bulk Warehouse Facility

1003 Bellbrook Avenue
Xenia, Ohio 45385

Available:

533,176 SF

For Sale: \$14,566,000

For Lease:

\$2.50 NNN SF/YR (Dry)

\$ 3.95 NNN SF/YR (Entire)

\$5.95 NNN SF/YR (Cold)



(Building is divisible with multiple size/layout options)



For information, contact:



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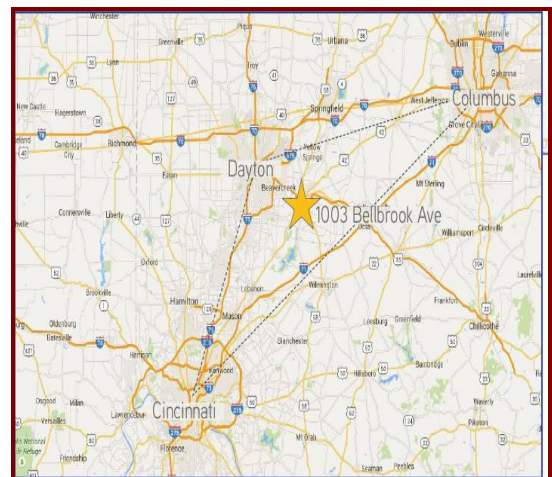
Square Footage:	533,176 SF
Dry Warehouse:	379,200 SF
Office:	23,150 SF
Freezer:	62,764 SF (-20°)
Cooler:	54,714 SF (30°)
Miscellaneous:	26,122 SF
Total Land:	74.4 Acres
Year Built:	1958-1989
Ceiling Heights:	18'6" – 36' Clear
Construction:	Concrete Block Metal (Freezer)
Docks:	Sixty-Seven (Equipped with Seals & Lights)
Truck Court:	150'+

Location Information

- Located in the Center of the Transportation Triangle Formed by Three Major Interstate Highways: I-70, I-71 and I-75
- Easy access to Dayton, Columbus and Cincinnati
- 67 Miles from Cincinnati International Airport
- 28 Miles from Dayton International Airport
- 12 Miles from Springfield Municipal Airport
- 2 Miles from Greene County-Lewis A. Jackson Airport

Highlights:

- Security Fenced with Controlled Access and Guard House
- Separate Trailer Wash Building (2,340 SF)
- Wet and Dry Sprinkler Systems
- Temperature Capabilities of -20° to 36° F





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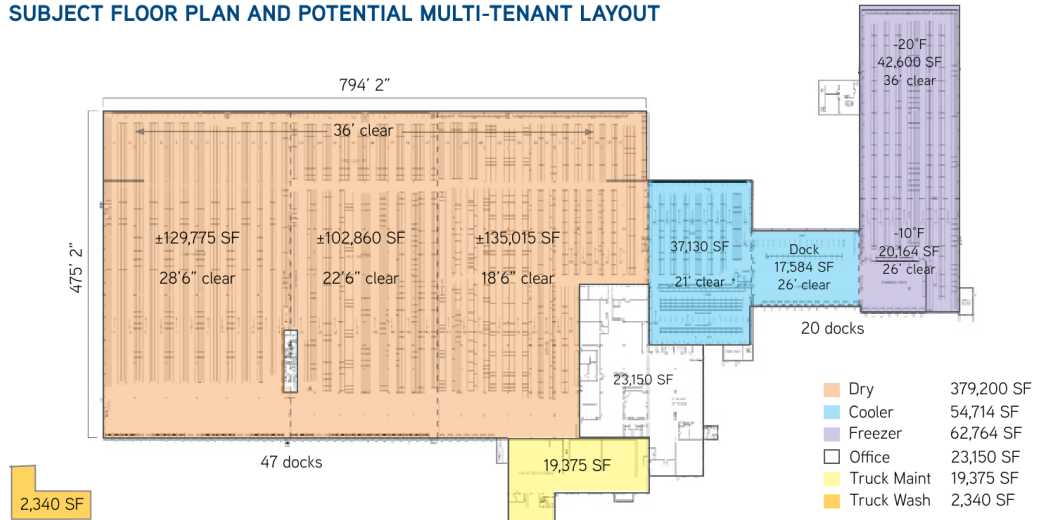
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SUBJECT FLOOR PLAN AND POTENTIAL MULTI-TENANT LAYOUT



Dry Warehouse

Square Footage: 379,200 SF
Dimensions - (790' x 480')

Offices: 5,250 SF
Dimensions - (125' x 21')

Column Spacing: 34' x 36',
34' x 34',
45' x 50'

Clear Height: 18'6" – 36'

Docks: Forty-Seven
(Fully Equipped)
Potential future dock expansion
on East side of building

Freezer Space

Sprinkler System: Wet System
In-Rack System

Lighting: Metal Halide &
Fluorescent

HVAC: Gas Fired Units Heater/TBD

Square Footage: 62,764 SF
Dimensions - (142' x 442')

Shipping Offices: (±) 1,500 SF

Column Spacing: Varies

Clear Height: 29' – 34'

Capacity: -20° to -12°

Docks: Eight
(Fully Equipped)

Cooler Space

Square Footage: 54,714 SF

Shipping Office: (±) 1,500 SF

Column Spacing: 36' x 48' (varies)

Clear Height: 21' – 26'

Capacity: 21° to 38°

Docks: Twelve
(Fully Equipped)

Tractor & Trailer Service Building

Square Footage: 16,000 SF
Dimensions - (200' x 80')

Maintenance Office: (±) 750 SF

Clear Height: 20'

Year Built: 1959

Drive-In Doors: Two - 16' x 16'
One - 20' x 16'
One - 12' x 16'

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