



IRGICP

Cold Storage & Bulk Warehouse Facility
1003 Bellbrook Avenue, Xenia, Ohio 45385

- Total Building: 533,000 SF
- Acres: 74.4
- Dry Warehouse: 379,000 SF
- Freezer: 63,000 SF (-21° F - 18° F)
- Cooler: 55,000 SF (34° F - 38° F)
- Primary Office: 23,150 SF
- Ceiling Height: 18' - 25'
- Docks: 67 (8' x 9')
- Electric: 480/277 3 Phase, 7,500 amps
- Security fence with controlled access and guard house.
- 100% sprinklered:
 - Wet system (dry warehouse)
 - Dry system (freezer/cooler)
- 150+ truck court
- 190 trailer spaces, 650 car parking spaces

For More Information Contact:

Dean Miller Darrell Bossert
513.383.8351 440.539.4160
dmiller@irgicp.com dbossert@irgicp.com

For Lease

Cold Storage & Bulk Warehouse Facility

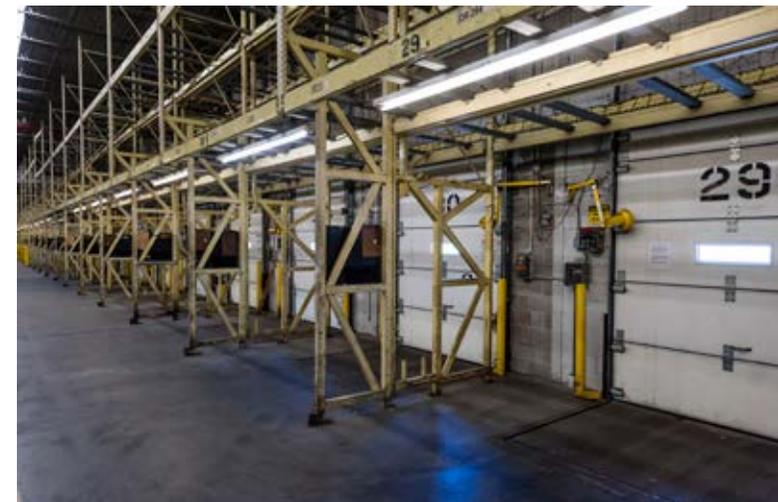
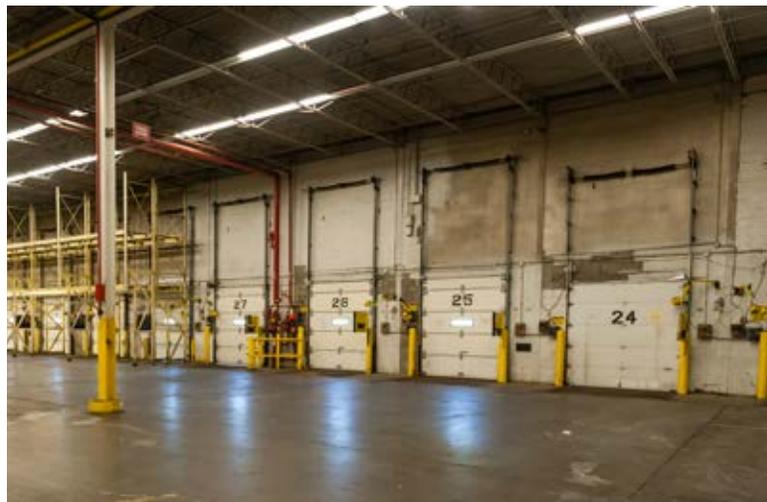
1003 Bellbrook Avenue, Xenia, Ohio 45385



For Lease

Cold Storage & Bulk Warehouse Facility

1003 Bellbrook Avenue, Xenia, Ohio 45385



For Lease

Cold Storage & Bulk Warehouse Facility

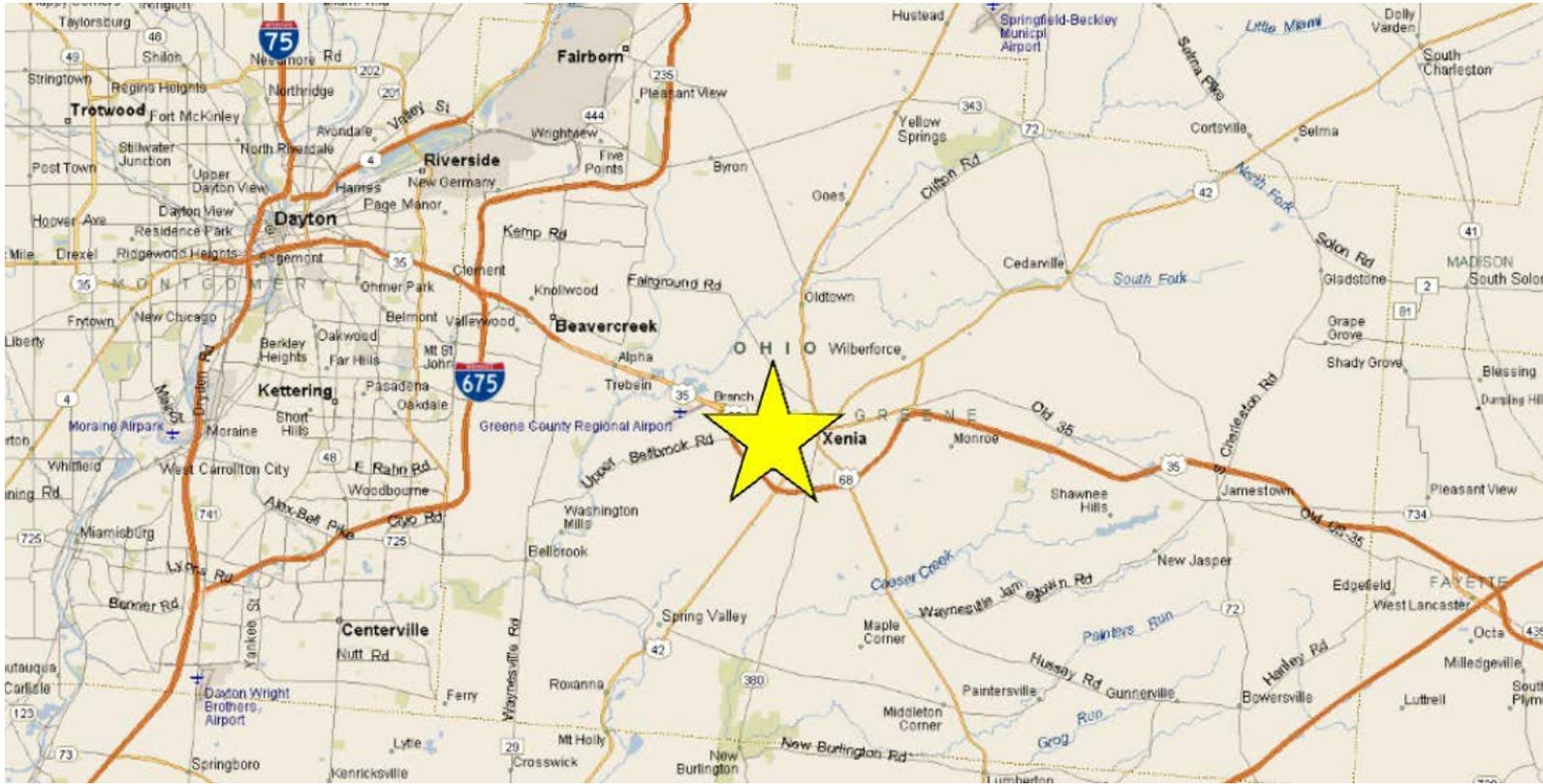
1003 Bellbrook Avenue, Xenia, Ohio 45385



For Lease

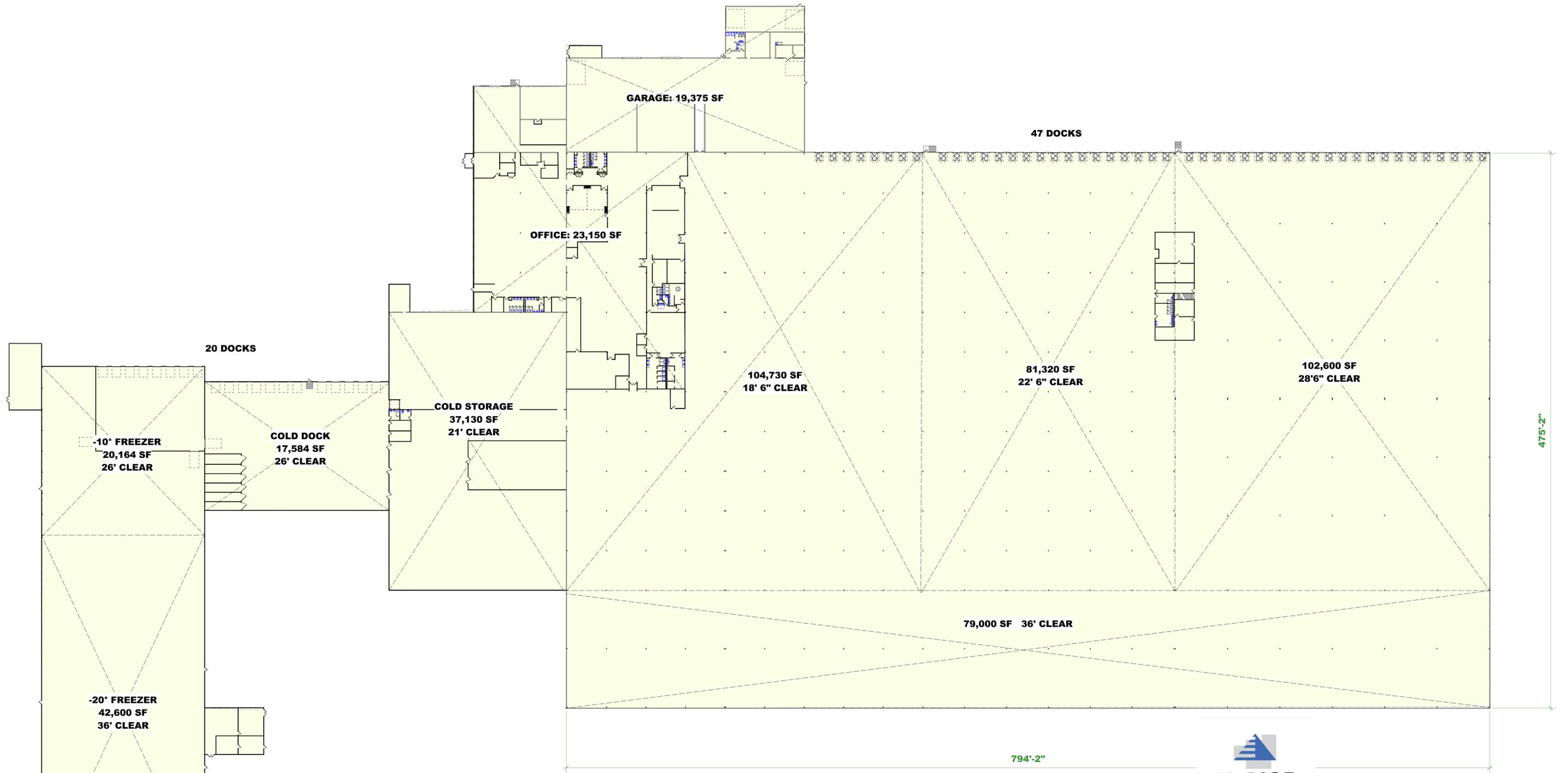
Cold Storage & Bulk Warehouse Facility

1003 Bellbrook Avenue, Xenia, Ohio 45385



BELLBROOK AVE

BELLBROOK AVE

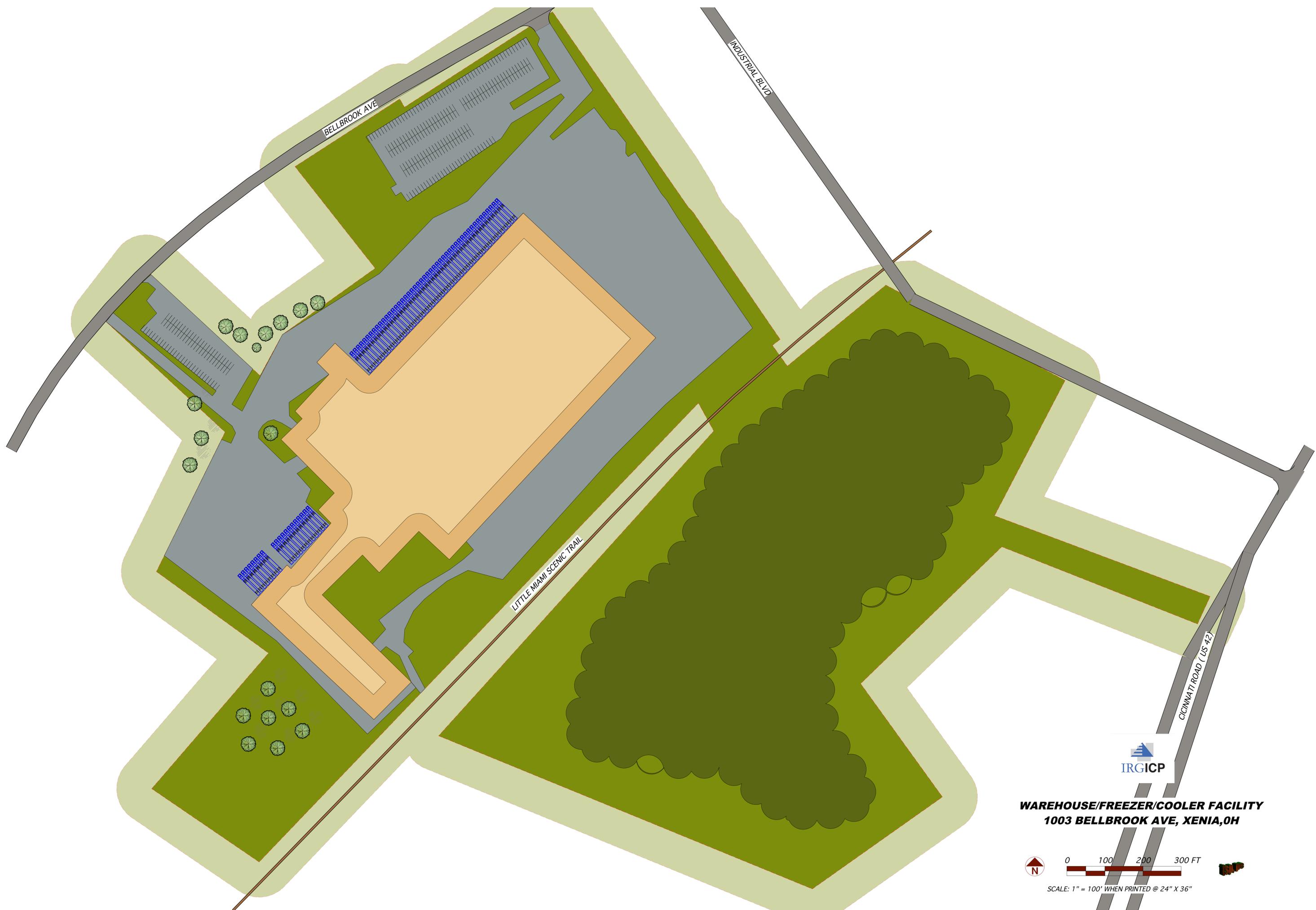


WAREHOUSE/FREEZER/COOLER FACILITY
1003 BELLBROOK AVE, XENIA, OH

TOTAL FACILITY: 533,176 SF



SCALE: 1" = 40' WHEN PRINTED @ 24" X 36"



**WAREHOUSE/FREEZER/COOLER FACILITY
1003 BELLBROOK AVE, XENIA, OH**



SCALE: 1" = 100' WHEN PRINTED @ 24" X 36"