

FOR SALE

Office/ Warehouse

29,000± sq ft
\$595,000



1253 Bellbrook Avenue, Xenia, Ohio

Property Information

- 29,000± Total SF
- 4,780± Office SF
- 24,220± Warehouse SF
- 1.951 Total Acres
- Zoned I-2

Construction

- Masonry Construction
- Reinforced Concrete Floor
- Clear Ceiling Height 10' - 26'
- 45' x 18' Columns

Utilities

- 2800 Amp 240 Volt 3 Phase Service
- Fluorescent/Metal Halide Lighting
- Gas Heat
- Office Air Conditioned
- Sprinkler System
- 2 Sets of Restrooms; 1 ADA Compliant Restroom

Truck Access

- 2 OH Door: 12' x 8' and 12' x 12'

Additional Information

- 2 Separate office areas (front 2,300± SF; rear 2,480± SF)
- Lab/assembly and manufacturing area



For more information, contact:

Mark Dlott, SIOR
937-424-2446
Mark.Dlott@cassidyurley.com

Andy Irwin
937-424-2449
Andy.Irwin@cassidyurley.com

3033 Kettering Blvd.
Suite 111
Dayton, Ohio 45439

cassidyurley.com

**Cassidy
Turley** Commercial
Real Estate Services

1253 Bellbrook Avenue, Xenia, Ohio



Side View



Rear View



Interior Warehouse Pictures