

XENIA LOGISTICS CENTER

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FOR LEASE OR SALE 1003 | Bellbrook Avenue | Xenia, Ohio



BULK WAREHOUSE & COLD STORAGE FACILITY

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VIEW VIRTUAL TOUR 

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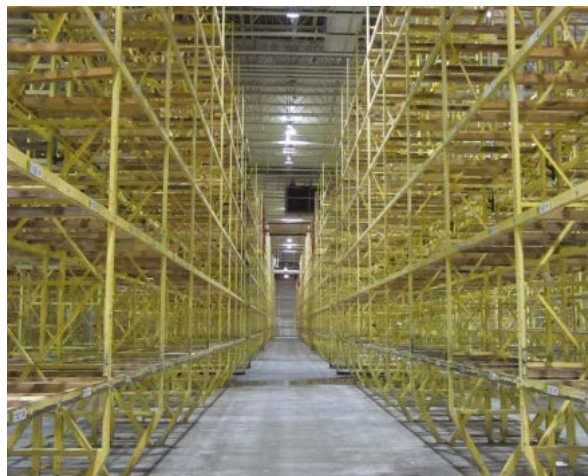
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BUILDING SPECIFICATIONS

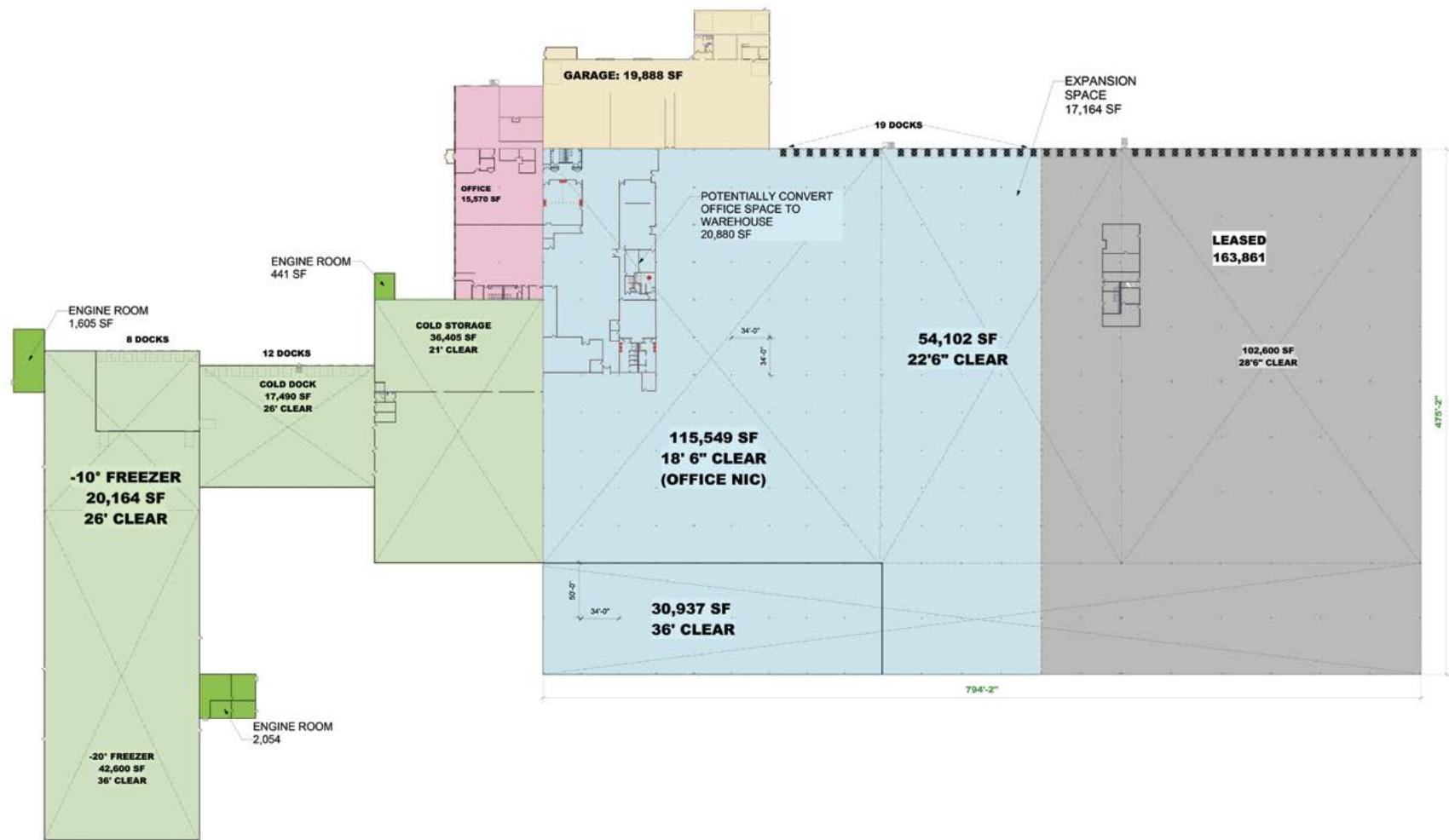
Total Building SF	533,136 SF
Total SF Available	377,685 SF
Dry SF	200,588 SF
Freezer SF	62,764 SF (≈20°)
Cooler SF	36,405 SF (30°)
Cold Dock SF	17,490 SF
Office SF	15,570 - 36,450 SF
Garage SF	19,888 SF
Engine Rooms SF	4,100 SF
Ceiling Heights	21' - 36'
Dock Doors	39 dock-high doors equipped with seals and lights
Drive-In Doors	2 (10' x 12')
Column Spacing	34' x 34' x 34' x 50'
Land	74.4 acres
Truck Court	150' +
Lighting	Metal Halide & Fluorescent
Heat	Gas overhead units
Year Built	1958 - 1989
Sewer Line	City of Xenia - 27" main line
Water Line	City of Xenia - 16" main line
Gas Line	Vectren - 3" service line from a 4" main line
Power	DP&L - 2500 KVA/480 Volt/ 3 Phase
Dry Lease Rate	\$2.85/SF + \$0.61/SF Operating Expenses
Freezer/Cooler Lease Rate	\$5.95/SF + \$0.61/SF Operating Expenses



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COLD STORAGE

- 62,764 SF freezer
- 17,490 SF cold dock
- 36,405 SF cold storage
- 36' x 48' column spacing (varies)
- 21' - 26' clear height
- 21° to 38° capacity
- 12 fully equipped dock doors
- 1,500 +/- SF shipping office

OFFICE

- 36,450 SF (can convert the 20,000 SF in warehouse)
- Large lunch room with kitchen
- Large training rooms
- Executive office area
- Security system
- Separate parking entrance

GARAGE (TRACTOR & TRAILER SERVICE AREA)

- 19,888 SF
- 750 +/- SF maintenance office
- 20' clear height
- 4 drive-in doors (2 - 16' x 16') (1 - 20' x 16') (1 - 12' x 16')
- Drive-thru capable

DRY STORAGE

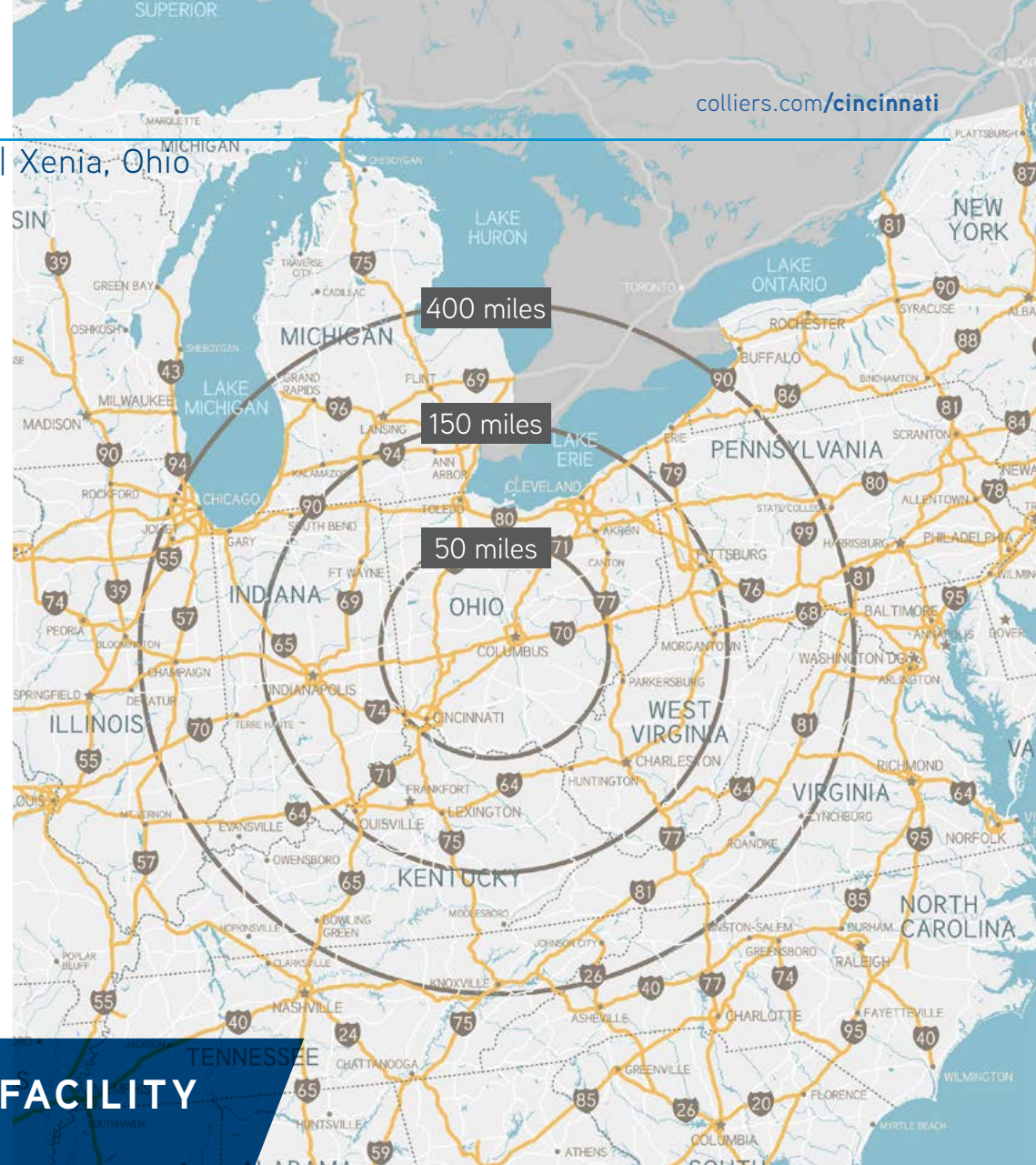
- 200,588 SF dry storage
- Expandable to 330,076 SF
- 1,000 - 20,000 SF office
- 18' 6" - 36' clear height
- 19 fully equipped dock doors - potential future dock expansion on east side of building
- Wet sprinkler system

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LOCATION

- 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
- The facility is located in the city of Xenia and the county seat of Greene County. The municipality is located in Southwestern Ohio 21 miles from Dayton and is part of the Dayton Metropolitan Statistical Area, as well as the Miami Valley region.
- Aggressive economic development incentives
- Approximately 4,200 skilled, semi-skilled, and clerical personnel available in Greene County
- Xenia serves multiple industries including aerospace, logistics, manufacturing, services and technology services
- Total population of Greene County is 164,192 with a median age of 37.7
- Greene County has a labor force of 81,210 people with a job growth rate of 1.35% since 2016, and an unemployment rate of 4.0%
- Greene County has an average household income of \$66,290



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