

XENIA LOGISTICS CENTER

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



BULK WAREHOUSE & COLD STORAGE FACILITY

Norm Khoury

Senior Vice President
+1 513 562 2271
norm.khoury@colliers.com

Chris Cummings

National Director
+1 404 877 9255
chris.cummings@colliers.com

Todd Cochran

Brokerage Associate
+1 937 723 2913
todd.cochran@colliers.com

Turner Wiseshart

Assistant Vice President
+1 404 574 1008
turner.wiseshart@colliers.com

Tim Echemann

Principal Broker
+1 937 492 4423
techemann@industrialproperty.biz

Sam Campbell

Associate
+1 404 781 0578
sam.campbell@colliers.com

VIEW VIRTUAL TOUR 

Colliers International
425 Walnut Street | Suite 1200
Cincinnati, OH 45202
P: +1 513 721 4200



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BUILDING SPECIFICATIONS

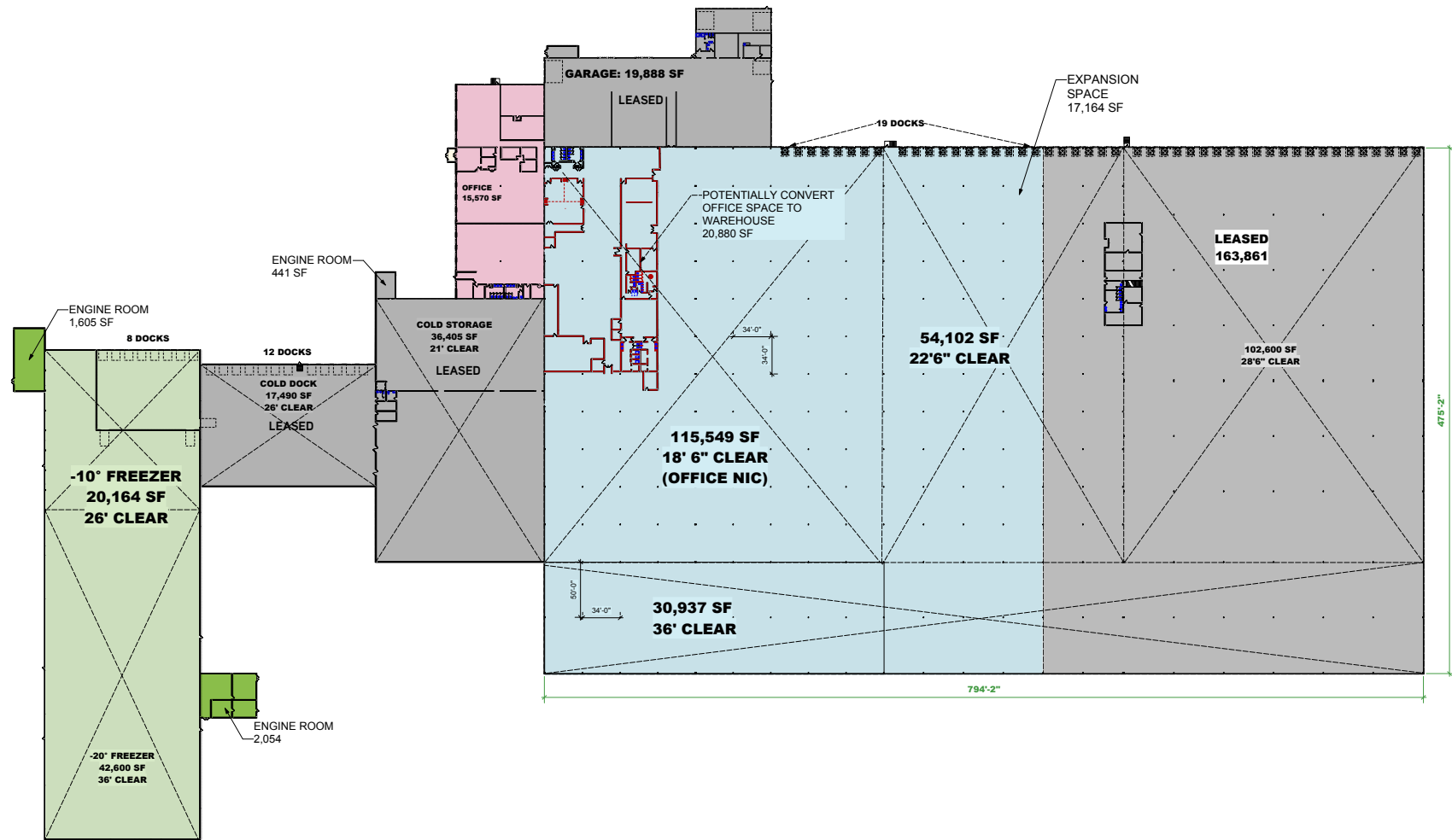
Total Building SF	533,136 SF
Total SF Available	299,802 SF
Dry SF	200,588 SF
Freezer SF	62,764 SF (=20°)
Office SF	15,570 - 36,450 SF
Engine Rooms SF	1,605 SF
Ceiling Heights	18' - 36' Whse 26' - 36' Freezer
Dock Doors	19 dock-high doors equipped with seals and lights (warehouse). 8 docks in cold storage.
Column Spacing	34' x 34' x 34' x 50'
Land	74.4 acres
Truck Court	150' + trailer stalls
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
Office Lease Rate:	\$5.00/SF NNN
Freezer/Cooler Lease Rate	\$7.50/SF + \$0.61/SF Operating Expenses
Sale Price	\$14,560,000



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COLD STORAGE

- 62,764 SF freezer
- 36' x 48' column spacing (varies)
- 26' - 36' clear height
- 10° to 20° capacity
- 8 fully equipped dock doors
- 1,605 +/- SF shipping office

OFFICE

- 36,450 SF (can convert the 20,880 SF in warehouse)
- Large lunch room with kitchen
- Large training rooms
- Executive office area
- Security system
- Separate parking entrance

DRY STORAGE

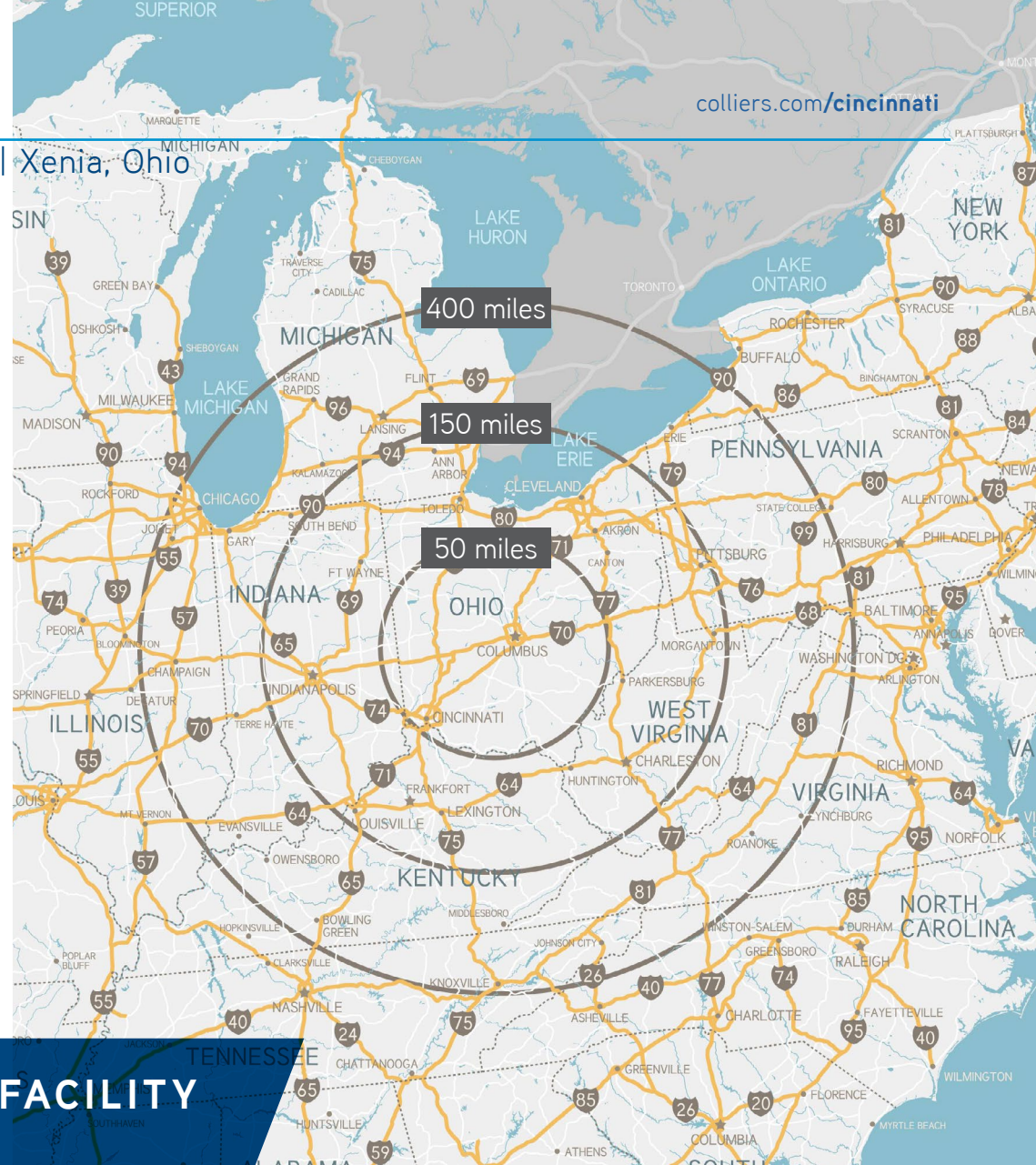
- 200,588 SF dry storage
- 20,880 SF office
- 18' 6" - 36' clear height
- 19 fully equipped dock doors - potential future dock expansion on east side of building
- Wet sprinkler system

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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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