



**Available:
19,375 SF**

**For Lease:
\$5.50 NNN SF/Year**



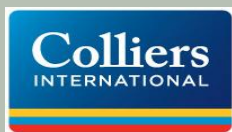
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Truck Repair Facility

1003 Bellbrook Avenue

Xenia, Ohio



Square Footage: 19,375 SF

Office SF: 1,470 SF

Clear Height: 20'

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

Power: 240/480 Volts

Floor Thickness: 6"

Utilities: City Water & Sewer

HVAC Plant: Forced Air Gas &
Infrared Heat

Lighting: Fluorescent &
Metal Halide

Parking Spaces: Abundant

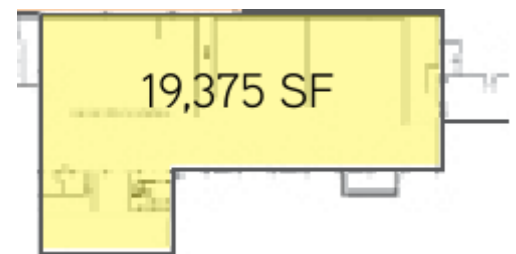
Outside Storage: Yes

Expandable Land: No

Zoning: Industrial

Highlights:

- Floor Drains
- Air Lines
- Semi-Truck Exhaust System
- Adjacent to 30,000 SF of Office Space
- Drive-Thru Capable



Building Layout