

# INDUSTRIAL DISTRIBUTION FACILITY

1003 BELLBROOK AVE., XENIA, 45385



**Renovations Underway**

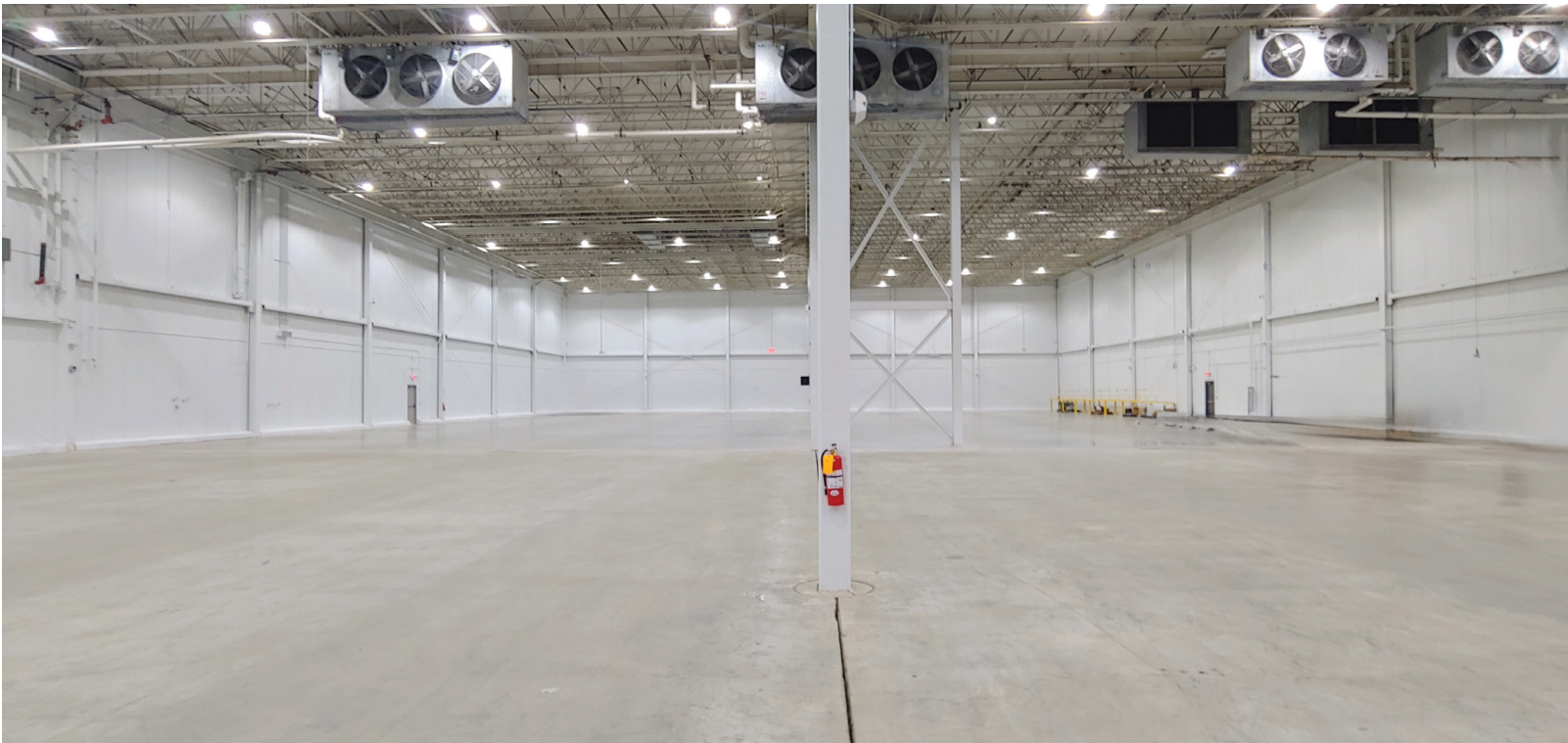
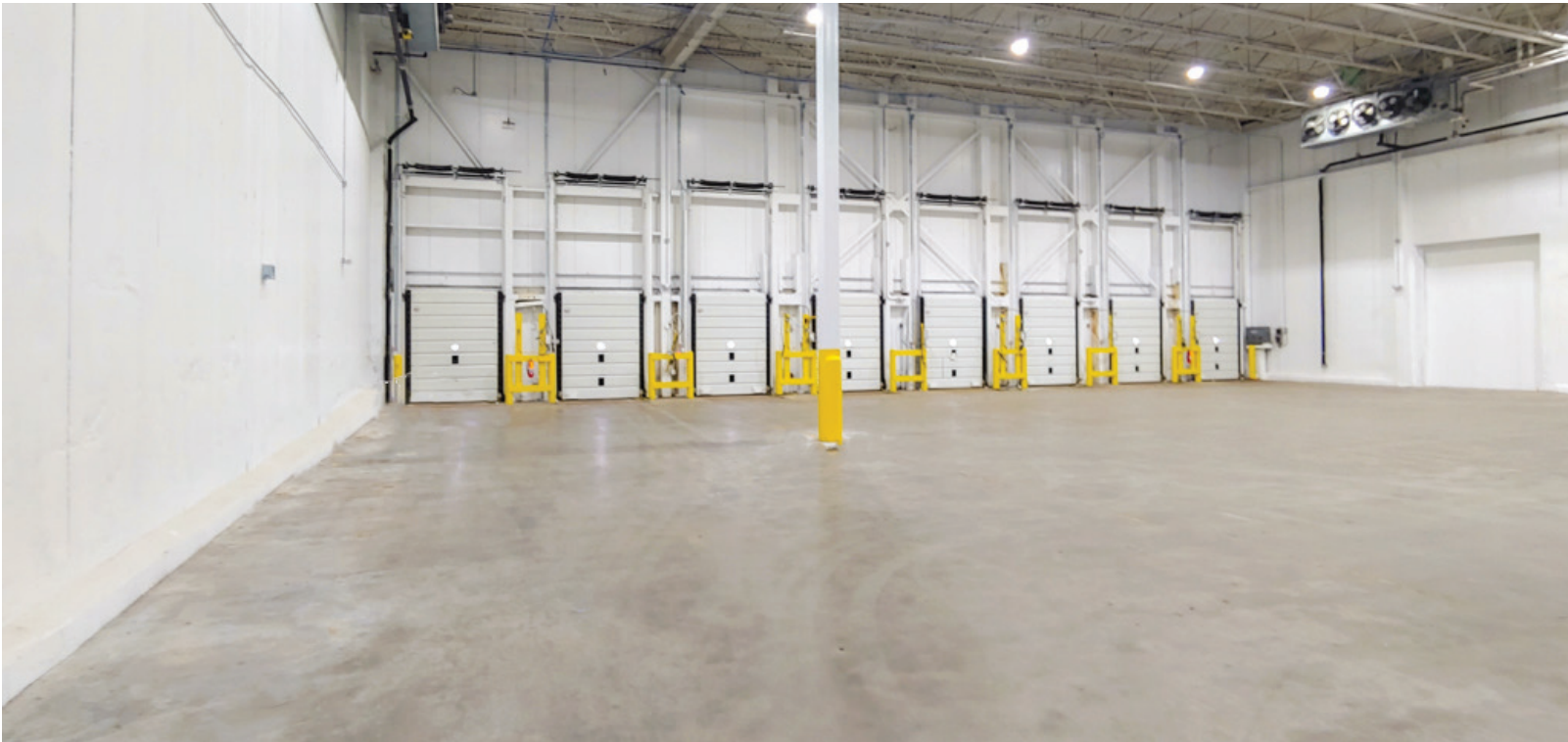
## Property Features

- Total Available: 113,324 SF
- Divisible to 50,000 SF
- Ceiling Height: 28' - 36'
- Docks: 22
- Electric: 480/277 3 Phase
- Secure Parking available for up to 190 trailers and 650 cars
- 4,500 SF Office Space



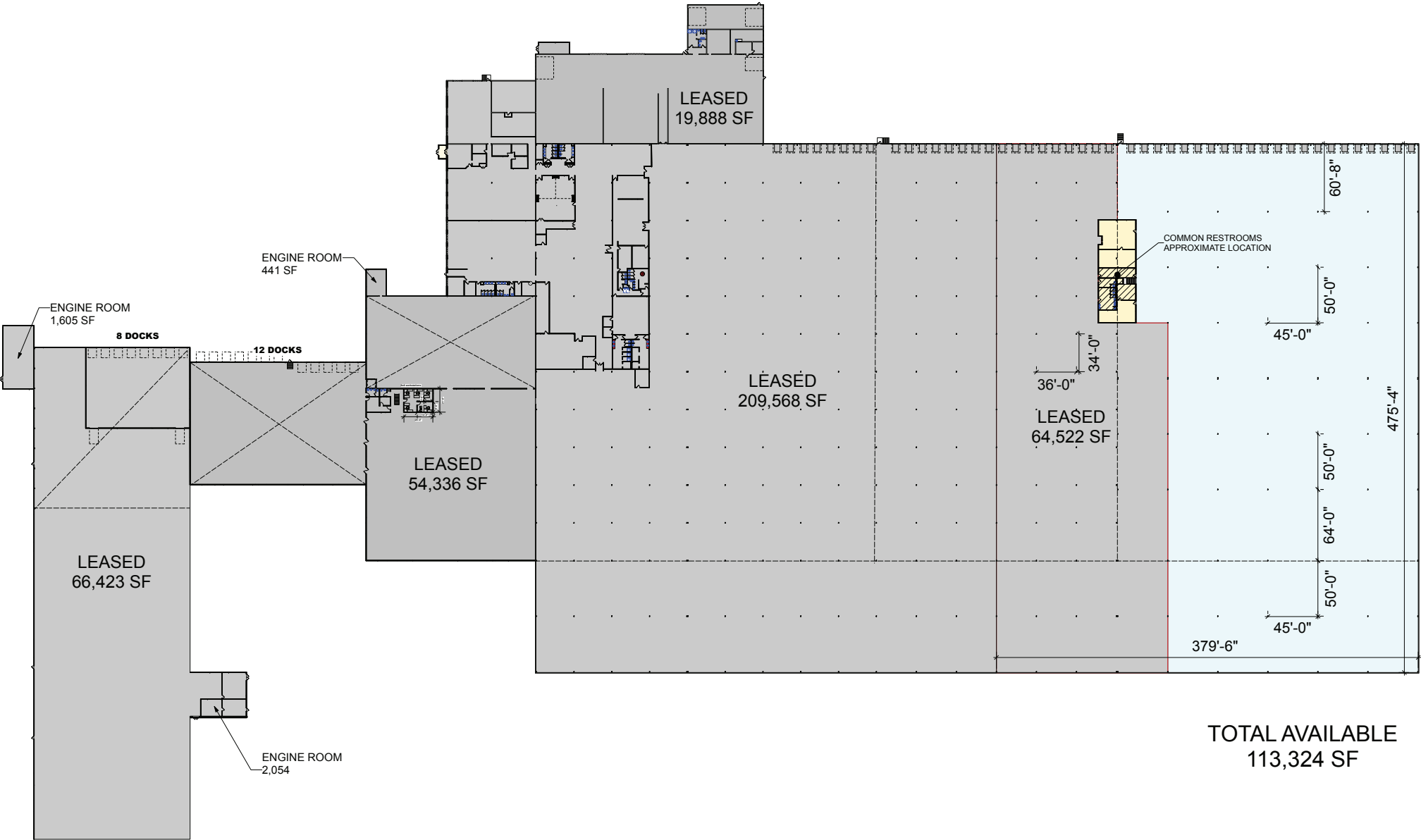
For More Information Contact  
**Dean Miller**  
513-383-8351  
dmiller@icpllc.com

**Kohl Kirkland**  
937-489-0135  
kkirkland@icpllc.com



# Industrial Distribution Facility

1003 Bellbrook Ave., Xenia, 45385



**TOTAL AVAILABLE**  
113,324 SF

For More Information Contact  
**Dean Miller**  
513-383-8351 | dmiller@icpllc.com

**Kohl Kirkland**  
937-489-0135 | kkirkland@icpllc.com

