

XENIA LOGISTICS CENTER

IPBIndustrial.com

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



BULK WAREHOUSE COLD STORAGE FACILITY

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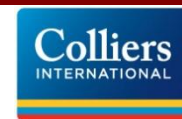
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[VIEW VIRTUAL TOUR](#)

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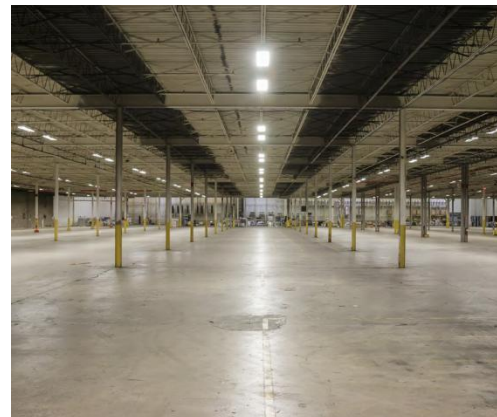
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BUILDING SPECIFICATIONS



Total Building SF	533,136 SF
Total SF Available	213,260 SF
Dry SF	200,588 SF
Freezer SF	62,764 SF (=20°)
Office SF	15,756 – 36,660 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/III Phase
Dry Lease Rate	\$2.85/SF + \$0.61/SF
Office Lease Rate	Operating Expenses \$5.00/SF NNN



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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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