



IRG
Industrial Realty Group, LLC

FOR LEASE

1003 Bellbrook Ave, Xenia OH 45385

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This property, located roughly one hour to both Columbus and Cincinnati, is equipped for freezer storage needs up to -21 degrees as well as cooler storage from 34 to 38 degrees. The property is securely fenced with controlled access and a guard house.



Property Details

Total Sq. Ft.	535,508
Avail. Sq. Ft.	118,409
No. of Buildings	3
Acres	26
Rail Access	Array
Zoning	Industrial
Column Spacing	142 x 442 200 x 80 34 x 34 34 x 36 36 x 48 45 x 50
Ceiling Height	26 20 18 18 21 18
Dock Doors	67
Drive-In Doors	7
Car Parking	77

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