

# Warehouse / Distribution Facility

1003 Bellbrook Ave., Xenia, 45385



## Property Features

- Total Available: 211,900 SF
- Minimum divisible: 40,000 SF
- Warehouse: 176,740 SF
- Office: up to 35,160 SF
- Ceiling Height: 18' - 36'
- Docks: 16
- Electric: 480/277 3 Phase
- Secure Parking available for up to 190 trailers and 650 cars
- 150+ truck court



### For More Information Contact

**Dean Miller**

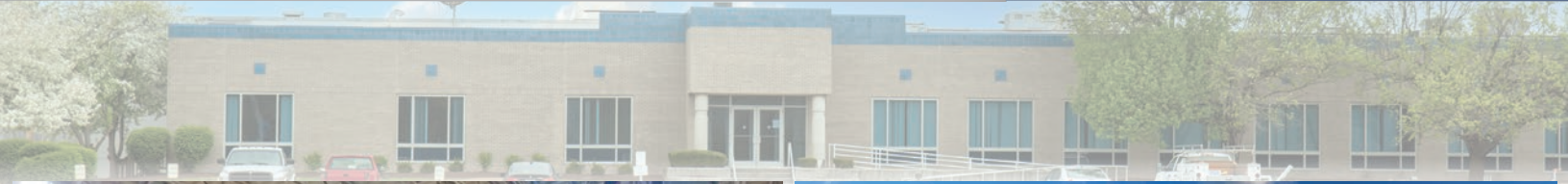
513-383-8351 | [dmiller@icpllc.com](mailto:dmiller@icpllc.com)

**Kohl Kirkland**

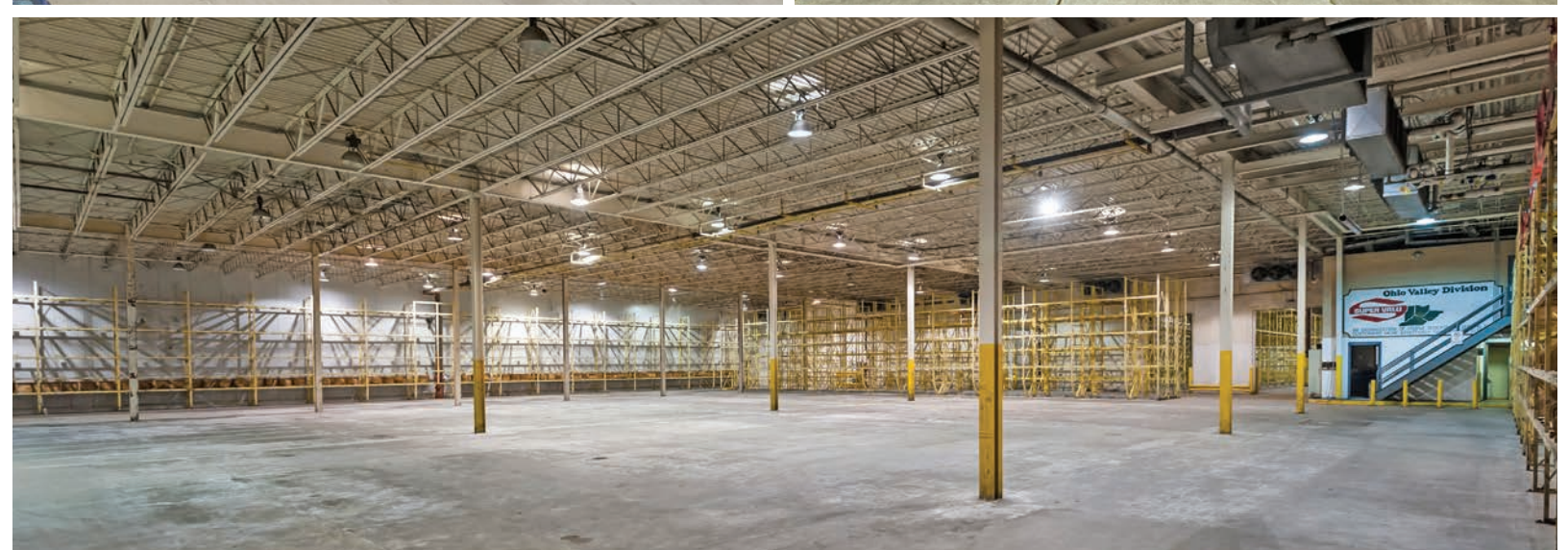
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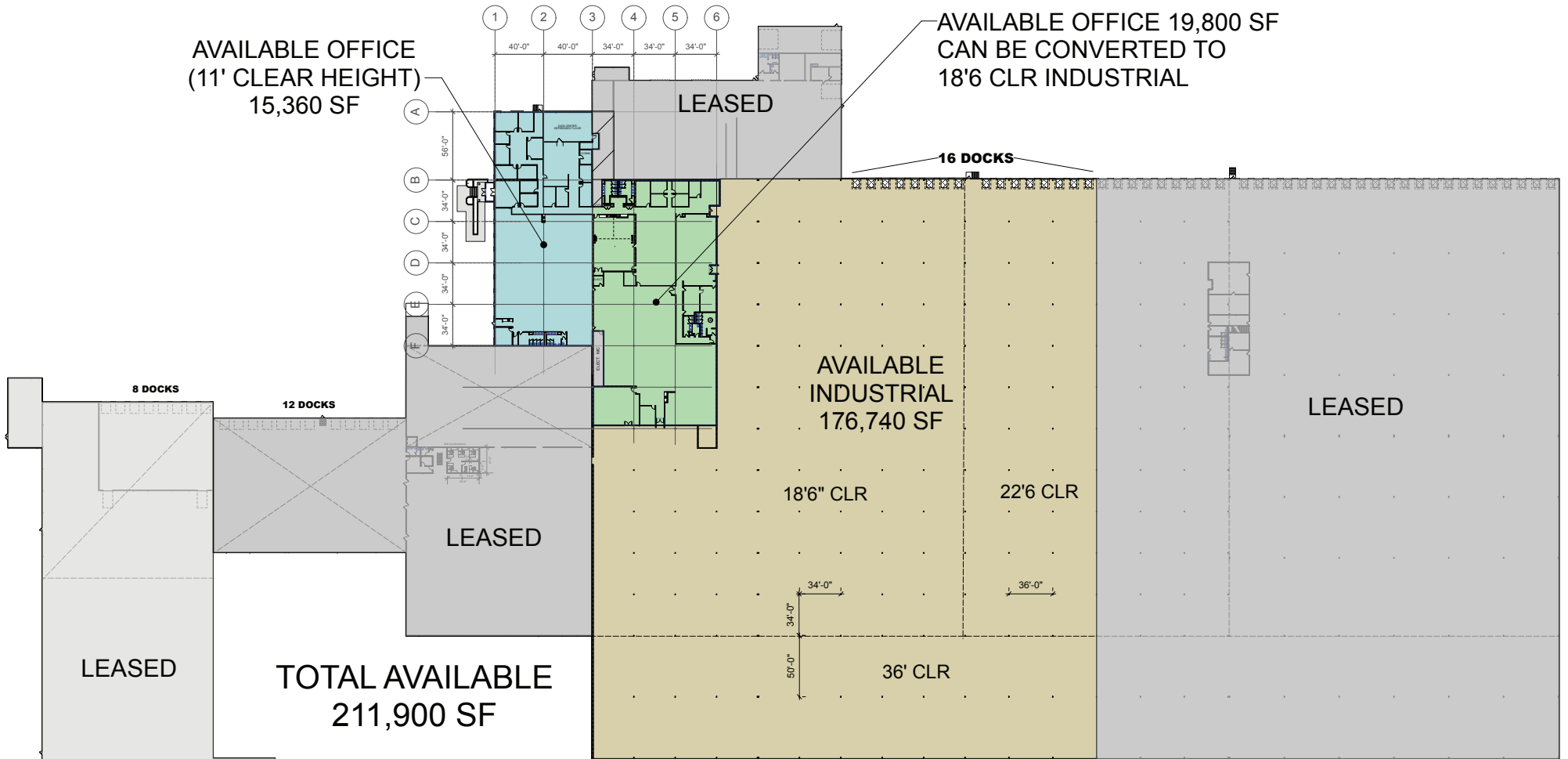
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**TOTAL AVAILABLE  
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