

# Industrial For Sale

**Norm Khoury** SIOR CCIM  
Senior Vice President  
+1 513 562 2271  
norm.khoury@colliers.com

**Todd Cochran**  
Brokerage Vice President  
+1 937 723 2913  
todd.cochran@colliers.com



Colliers | Dayton  
10 West 2nd Street, Suite 200  
Dayton, Ohio 45402  
colliers.com

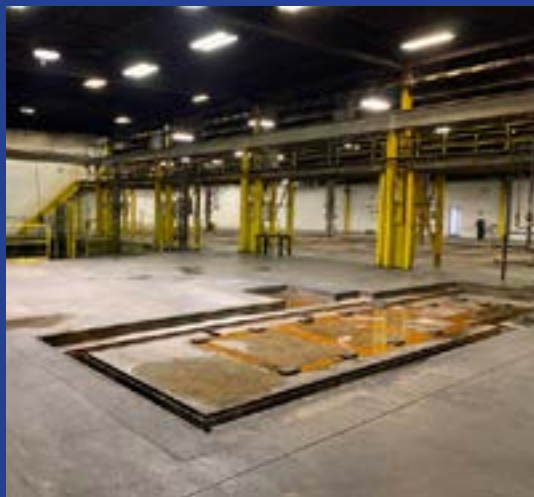
## 851 Bellbrook Avenue Xenia, Ohio

50,755 SF building on 4.462 acres in  
Xenia, Ohio.

- 50,755 SF Total
  - 48,035 SF Warehouse Space
  - 2,270 SF Office Space
- Date built 1980
- Zoned I-2 | Heavy Industrial
- 14'-18' Clearance Height
- 4 Docks
- 3 Drive-ins
- 44 Auto Parking Spaces
- 2018 Taxes: \$19,825.70 (\$0.39/SF)
- **REDUCED Sale Price: \$885,000 (\$17.44 ± SF)**

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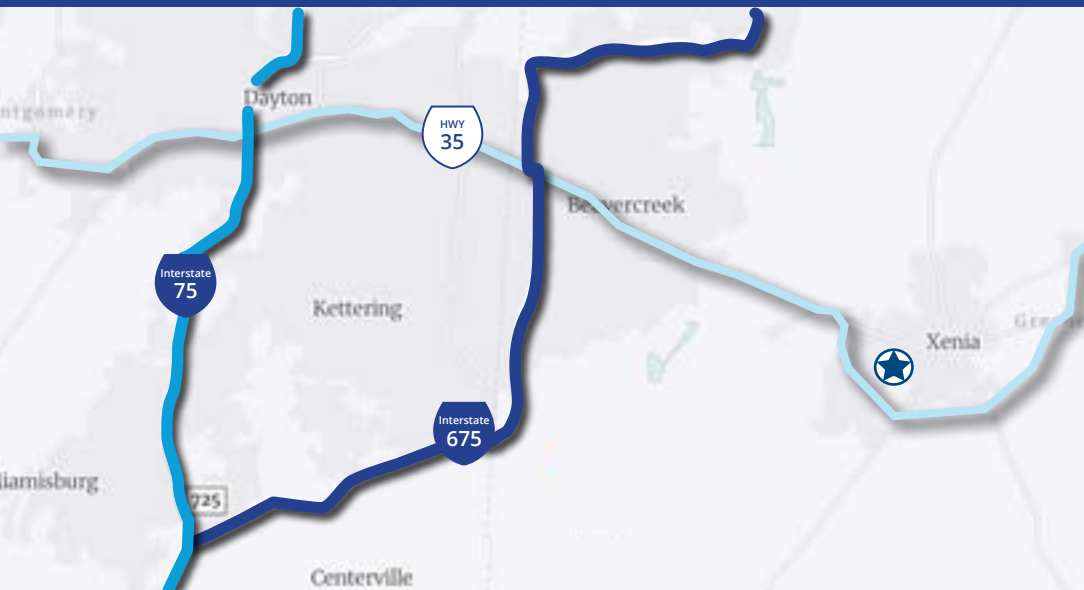
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## Contact us:

**Norm Khoury** SIOR CCIM  
Senior Vice President  
+1 513 562 2271  
norm.khoury@colliers.com

**Todd Cochran**  
First Vice President  
+1 937 723 2913  
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