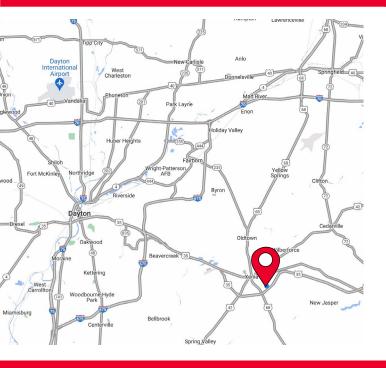


#### **INDUSTRIAL W/ FREEZER/COOLER**

FOR SALE: \$495,000



### PROPERTY HIGHLIGHTS

- 6,840 Total SF
- ±1,368 SF Office
- 2.97 Total Acres
- (4) Drive-in Doors
- ±3,000 SF Freezer/Cooler

For more information, contact:

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# FOR SALE 1790 BURNETT DR.

1790 BURNETT DRIVE, XENIA, OH



#### **BUILDING SPECIFICATIONS**

#### **SALE PRICE: \$495,000**

LOCATION	Xenia, Ohio, Greene County	SPRINKLERS	None
BUILDING SIZE	6,840 Total SF	DOCK DOORS	None
OFFICE SIZE	1,368 Office SF	DRIVE-IN DOORS	(4) 12' x 10'
WAREHOUSE SIZE	5,472 SF	ELECTRIC	TBD
CONSTRUCTION	Metal	PARKING	43± Spaces
CLEAR HEIGHT	12' - 14'	ELECTRIC/GAS	www.aes-ohio.com & www.centerpointenergy.com
FLOORS	Concrete	WATER/SEWER	www.cityofxenia.org
ROOF	Pitched Metal	ZONING	I-2 Heavy Industrial
LIGHTING	Metal Halide	ANNUAL REAL ESTATE TAXES (2023)	\$4,522.34 (\$.66/SF)



## FOR SALE 1790 BURNETT DR.

1790 BURNETT DRIVE, XENIA, OH

#### **BUILDING PHOTOS**











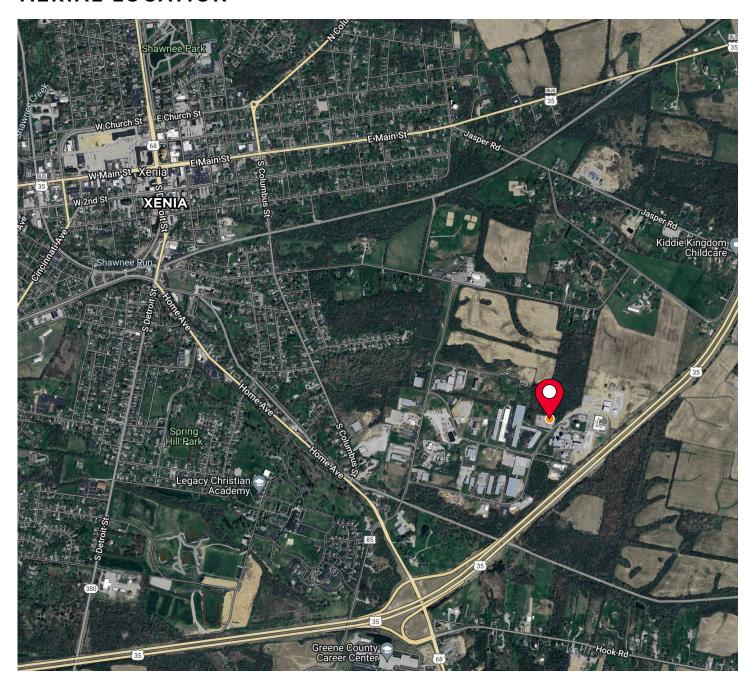


### FOR SALE 1790 BURNETT DR.

1790 BURNETT DRIVE, XENIA, OH



#### **AERIAL LOCATION**



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