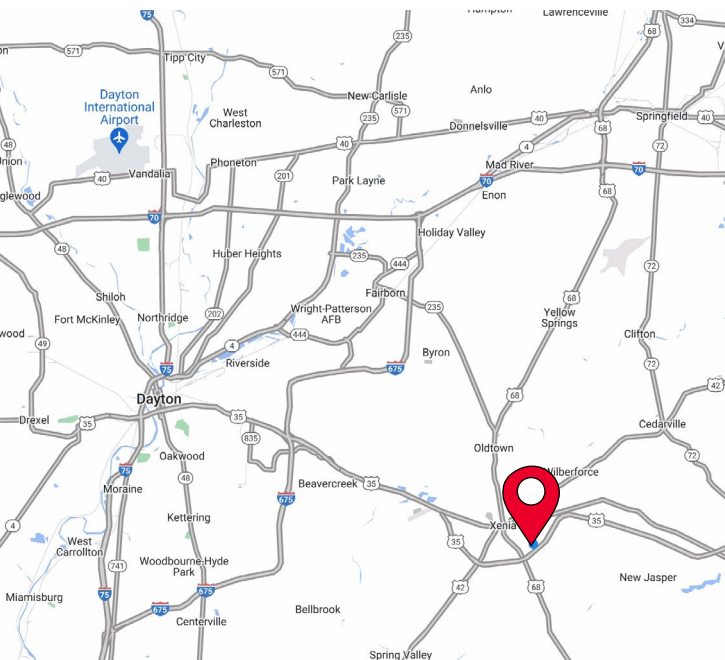




**FOR SALE**  
**1790 BURNETT  
DRIVE**  
XENIA, OH 45385

**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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**Seattle Stein**  
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Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com

# FOR SALE

# 1790 BURNETT DR.

1790 BURNETT DRIVE, XENIA, OH

## BUILDING SPECIFICATIONS

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

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



**FOR SALE**  
**1790 BURNETT DR.**  
1790 BURNETT DRIVE, XENIA, OH



## BUILDING PHOTOS

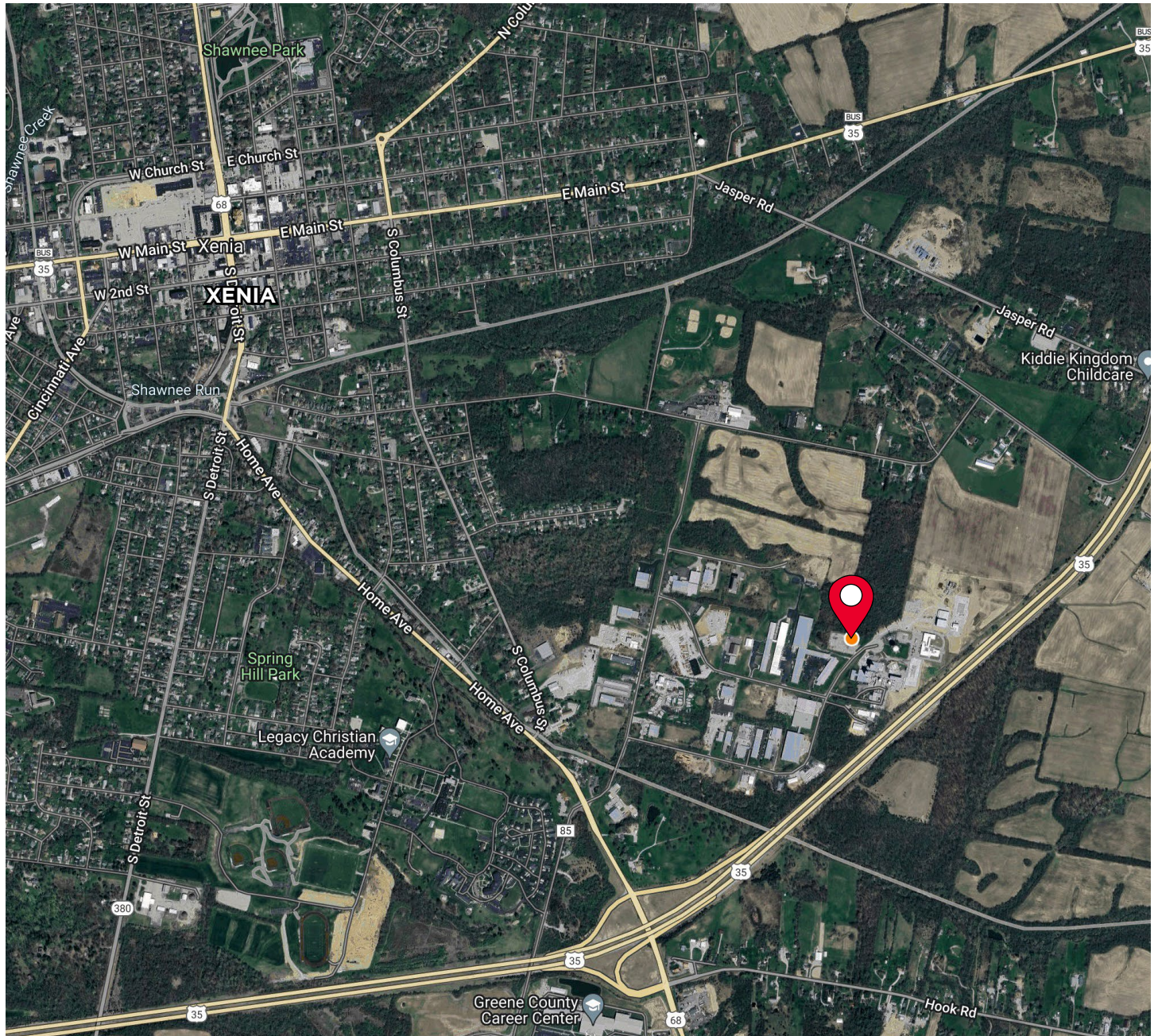


FOR SALE

# 1790 BURNETT DR.

1790 BURNETT DRIVE, XENIA, OH

## AERIAL LOCATION



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