



Warehouse/Manufacturing Facility

1332 Burnett Drive
Xenia, Ohio 45385

Available:
23,060 SF

For Sale or Lease:
\$880,000
\$4.00 NNN SF/Year

Highlights:

- Large Exhaust Fans
- Air Lines Throughout
- Clear Span (Both Bldgs.)
- 44 Power Drops
- Butler Buildings



Front Building



Back Building

FRONT BUILDING

Square Footage:	13,560 SF
Mfg. SF:	12,000 SF
Office SF:	3,120 SF (2 Story)
Building Dimensions:	200' x 60'
Year Built:	1996
Ceiling Height:	18' - 19'
Floor Thickness:	6"; Concrete
Drive-In Doors:	Four - 12' x 14'
HVAC:	Forced Air Gas
Lighting:	Metal Halide
Power:	230 & 480 Volts 1000 Amps III Phase
Crane:	10 Ton Bridge Crane with 5 Ton Hoist
Power Drops:	44 Power Disconnects

BACK BUILDING

Square Footage:	9,500 SF
Building Dimensions:	95' x 100'
Year Built:	1999
Ceiling Height:	22' - 26'
Floor Thickness:	6"
Drive-In Doors:	One - 16' x 16'
Docks:	Three - 8' x 8'
HVAC:	Forced Air Gas
Lighting:	Metal Halide
Power:	480 Volts 1600 Amps III Phase

For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBIndustrial.com

www.IPBIndustrial.com