



**Available:  
30,000 SF**

**For Lease:  
\$3.95 NNN SF/Year**



**Fenced Gravel Lot**



**For information, contact:**

**Tim Echemann, SIOR, CCIM**  
**937.492.4423**  
[techemann@IPBindustrial.com](mailto:techemann@IPBindustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)

**Truck Service Facility  
6975 Brookville Salem Road  
Brookville, Ohio 45309**



**Scan for more info**



Land:	9.48 Acres	Power:	800 Amps 480 Volts III Phase
Square Footage Available:	30,000 SF	Year Built:	1972
Office SF:	2,500 SF	Floor Thickness:	6"
Clear Height:	19' – 25'	Roof:	Metal
Column Spacing:	45 x 100	Utilities:	Well, Septic, & Propane
Drive-In Doors:	Four – 14 x 14 One – 20 x 16	HVAC Plant:	Forced Air Gas
<b><u>Highlights:</u></b>		Lighting:	Metal Halide
• High Freeway Visibility		Parking Spaces:	100 Spaces
• ¼ Mile from Interchange		Outside Storage:	Yes
• Up to 25' Clear Height		Expandable Land:	Yes
• Floor Drains		Zoning:	Light Industrial
• 5 Drive-In Doors		Parcel Number:	C04 00601 0128
• Heavy Power		Annual Taxes:	\$1.00/PSF