

Available For Lease

71,400 SF

» BUILDING CURRENTLY UNDER CONSTRUCTION
AVAILABLE FOR LEASE | APRIL 2026

1095 E XENIA DRIVE, FAIRBORN, OHIO



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CRAWFORD HOYING



BGO



KBCADVISORS

SITE PLAN

196,400 SF
Building Size

71,400 SF
Available

Up to 5,000 SF
BTS Office

10
Trailer Spaces

46
Auto Spaces

135'
Truck
Court

8
Dock Doors
Equipped w/ Food Grade
Levelers and Shelters

50' Clear Height
Freezer/Cooler
(28' Clear Cold Dock)

Ammonia
Low Charge Refrigeration System

**Temperature
Controlled**
35° in Cold Dock | -10° in Freezer
(Option to Increase Freezer to -20°)



PROPOSED PROPERTY FEATURES



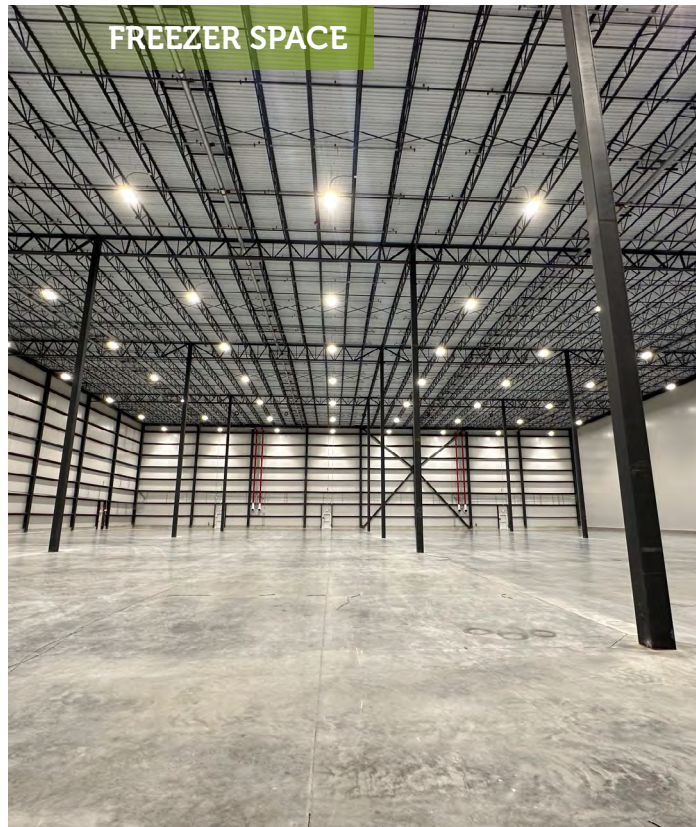
DOCK EXTERIOR



SPEC OFFICE



CLEANEST & MOST ENERGY EFFICIENT DOCK DOOR EQUIPMENT

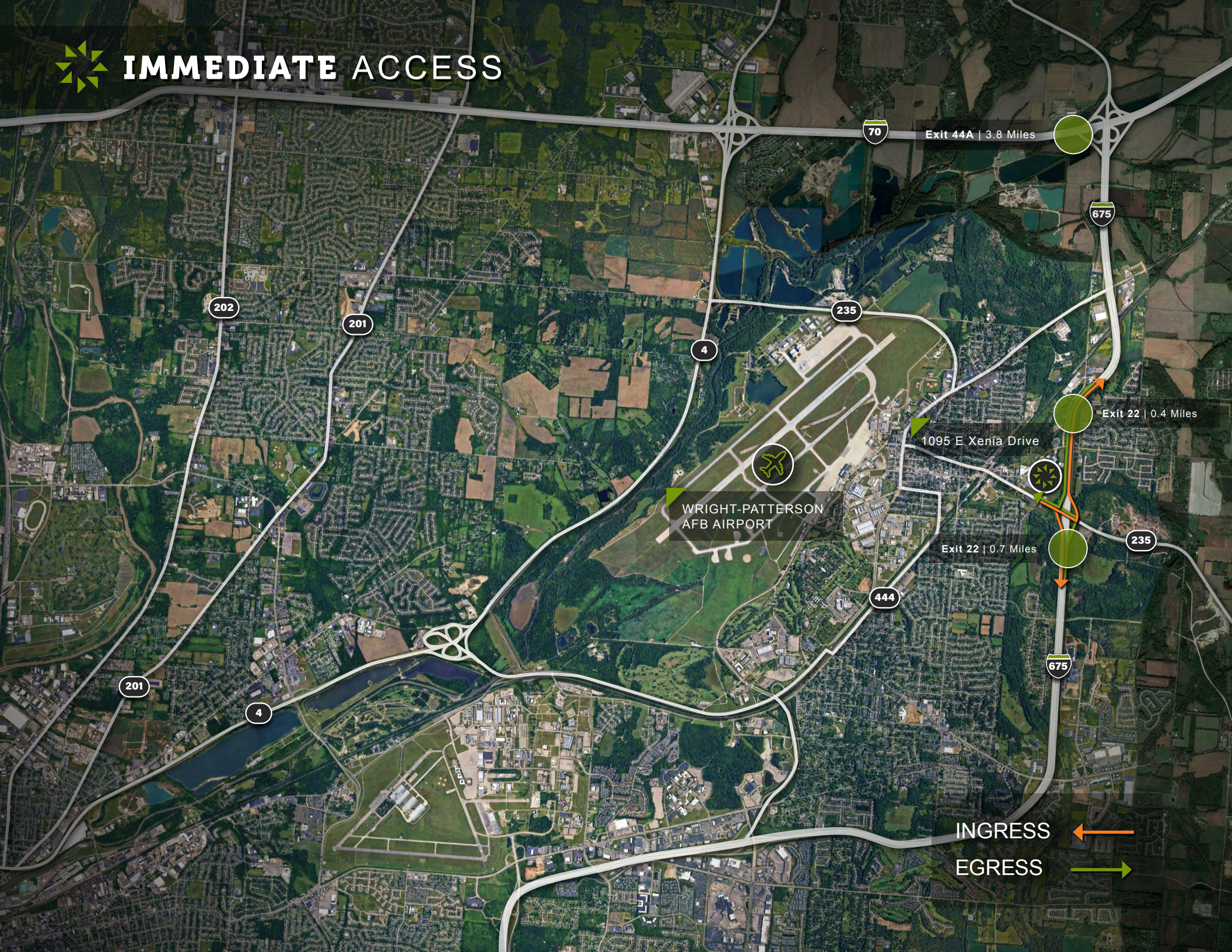


FREEZER SPACE



HIGH SPEED TEMPERATURE CONTROLLED DOORS

IMMEDIATE ACCESS



70

Exit 44A | 3.8 Miles

675

202

201

235

4

Exit 22 | 0.4 Miles

1095 E Xenia Drive

WRIGHT-PATTERSON
AFB AIRPORT

235

Exit 22 | 0.7 Miles

444

201

4

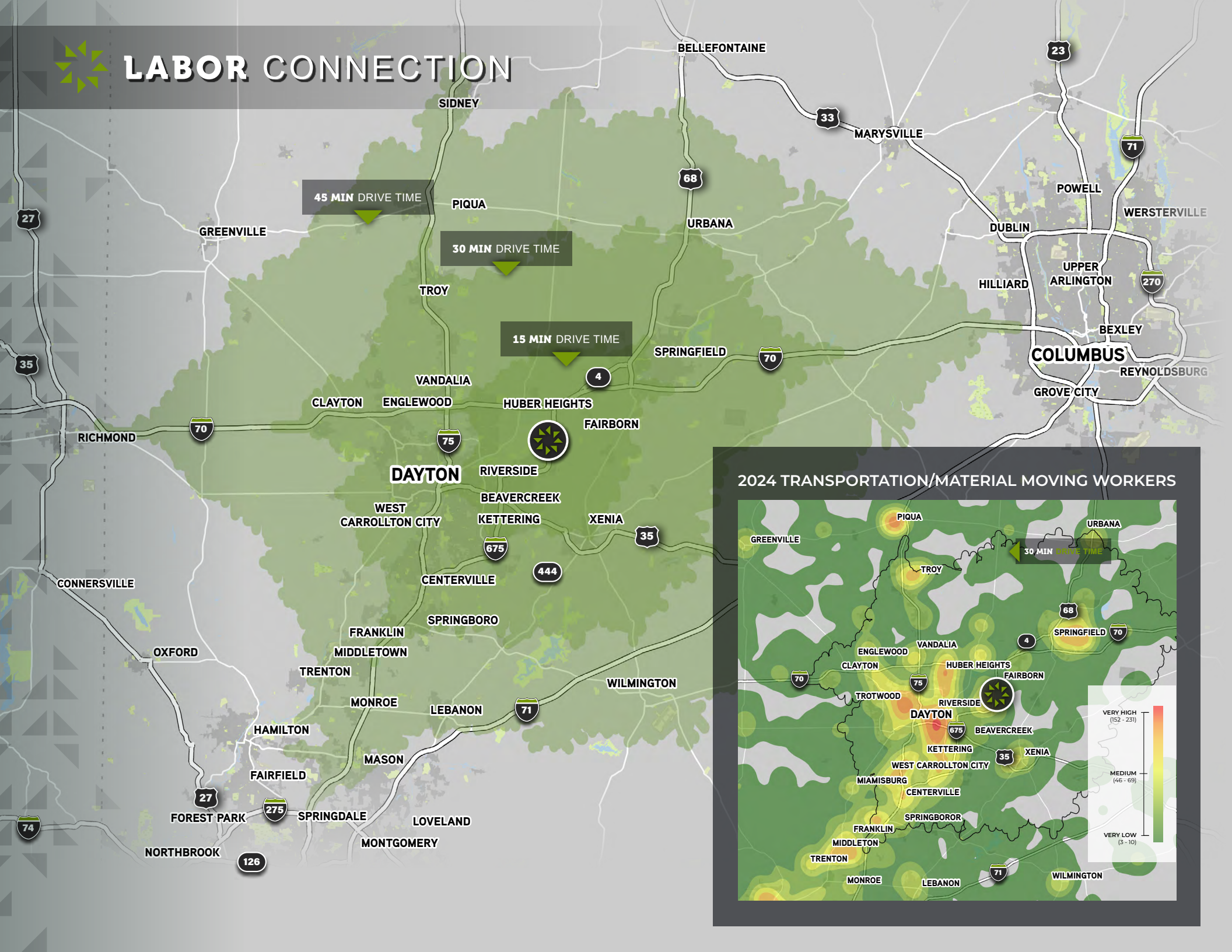
675

INGRESS

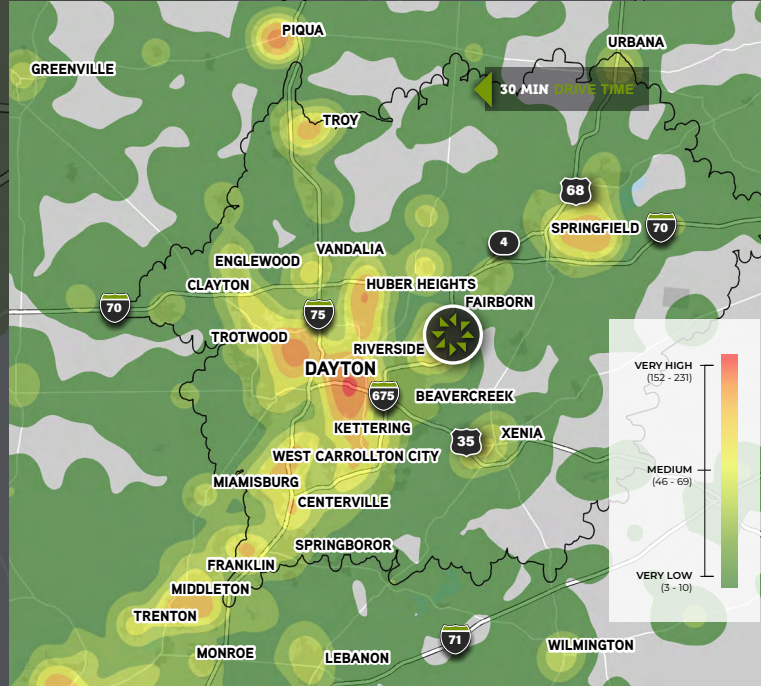
EGRESS



LABOR CONNECTION

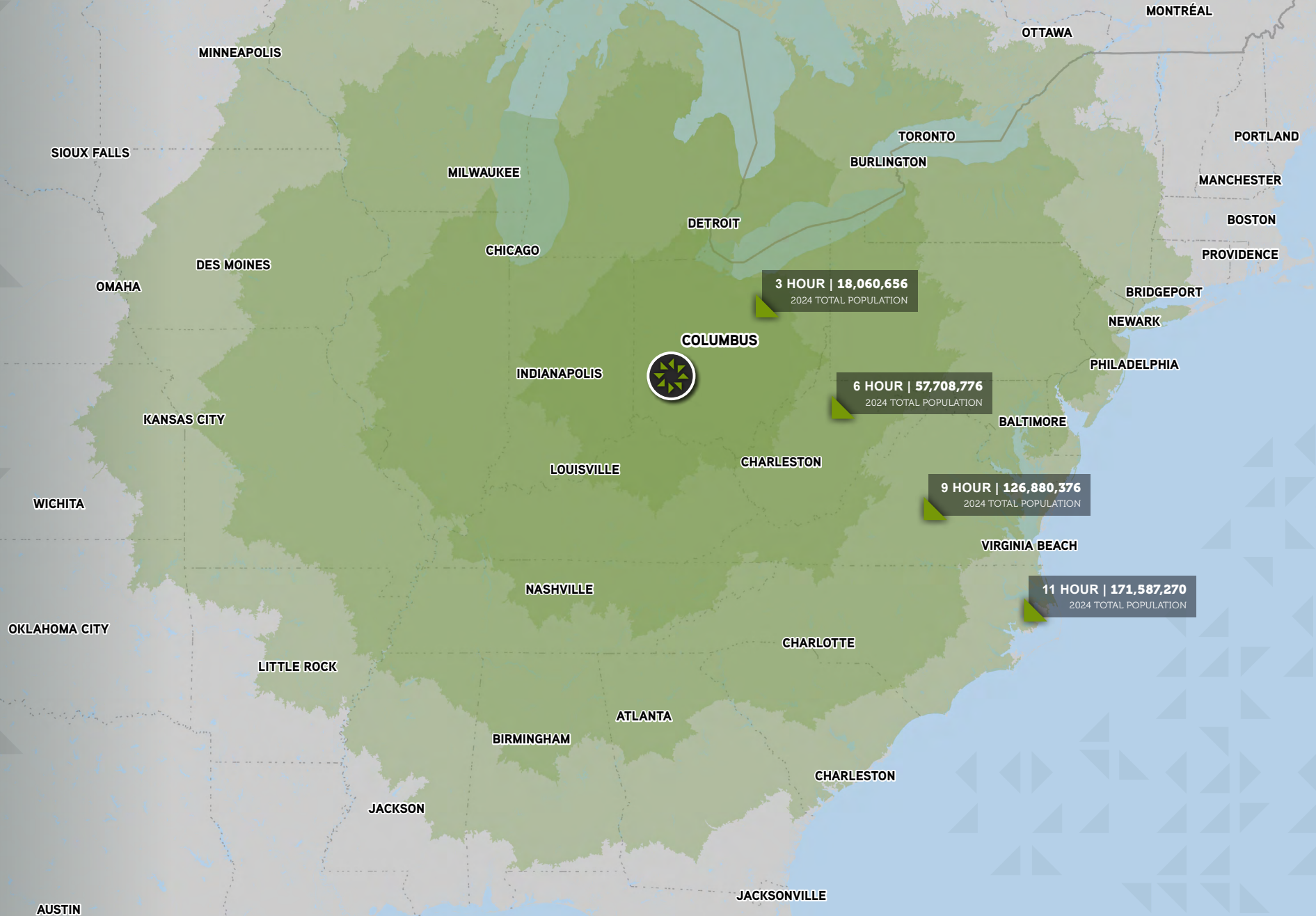


2024 TRANSPORTATION/MATERIAL MOVING WORKERS

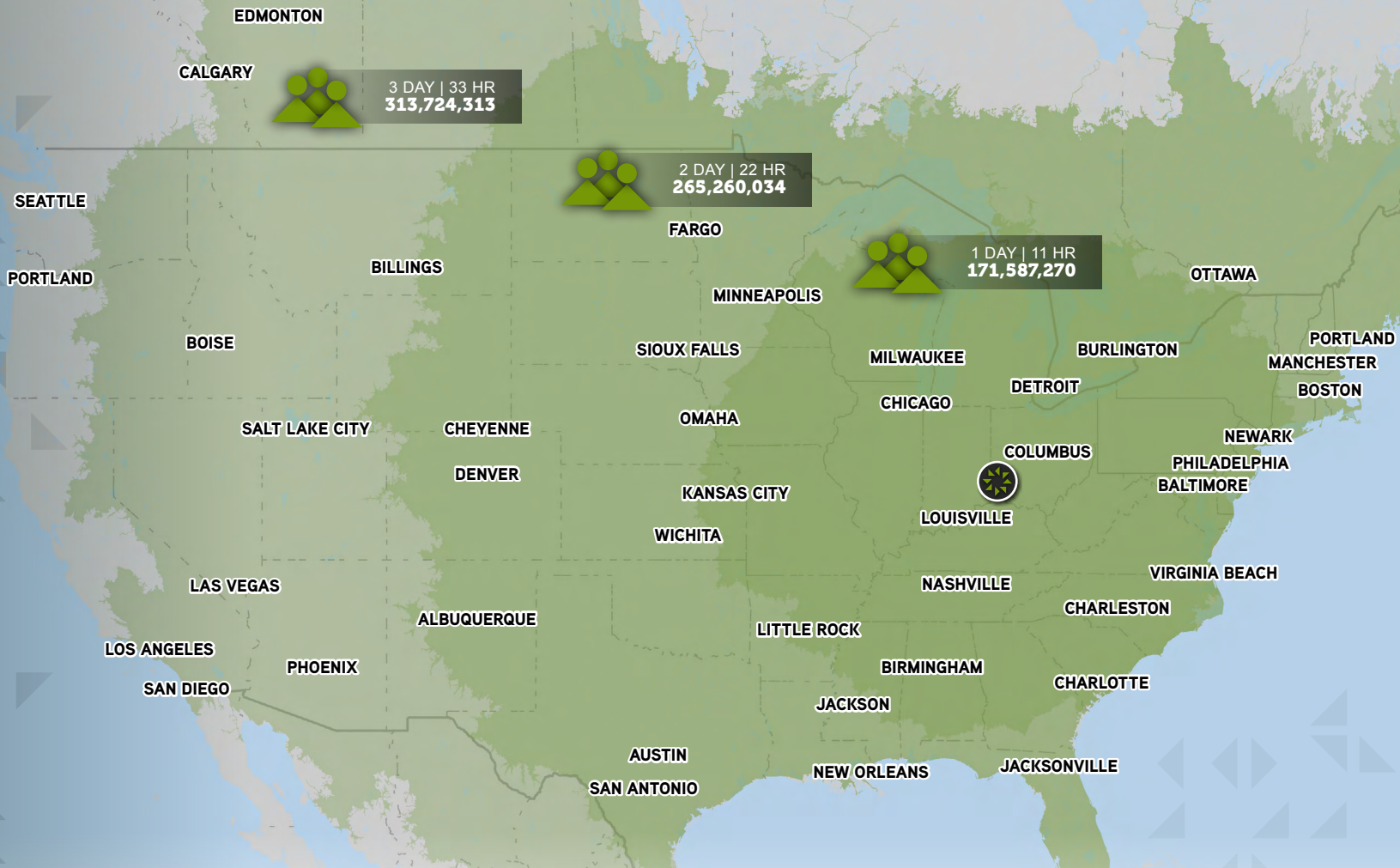




1-DAY DRIVE TIME REACH



COAST-TO-COAST ACCESS



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