

# Office/Warehouse Available

## 11270 Grooms Rd.



### FEATURES

- **6,000 SF & 8,500 SF Available**
- M-2 Zoning
- 17' Clearance
- Dock & Drive-In Access
- Convenient Blue Ash Location

### LOCATION

**11264-11270 Grooms Road  
Blue Ash, Ohio 45242**

### CONTACT

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513/769-2507

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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 11264-11270 Grooms Rd.

|                                  |  |
|----------------------------------|--|
| <b>Location:</b>                 | 11264-11270 Grooms Road<br>Blue Ash/Hamilton County                    |
| <b>Total Square Footage:</b>     | 40,000 SF  |
| <b>Available Square Footage:</b> | 6,000 SF & 8,500 SF  |
| <b>Office Area:</b>              | 6,000 SF - 1,200 SF Office<br>8,500 SF - 2,000 SF Office               |
| <b>Zoning:</b>                   | M-2, Light Industrial  |
| <b>Type of Construction:</b>     | Masonry, Glass and Wood (facade)                                       |
| <b>Roof:</b>                     | Shingle, Metal Deck  |
| <b>Clearance Height:</b>         | 17' Clear  |
| <b>Truck Doors:</b>              | 1 door per bay (4 dock-high, 1 drive-in/bldg.)                         |
| <b>Sprinkler:</b>                | Wet System   |
| <b>Electric:</b>                 | 1 Phase/3 Phase; 208/240 V   |
| <b>Heat &amp; A/C:</b>           | Office - forced air system with A/C<br>Warehouse - gas suspended units |
| <b>Interior Lighting:</b>        | Florescent   |
| <b>Lease Rate:</b>               | \$4.50/SF warehouse (gross)<br>\$9.95/SF office (gross)                |



FOR MORE INFORMATION, CONTACT

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