

Office/Warehouse Available

11270 Grooms Rd.



FEATURES

- 20,000 SF Office/Warehouse
- M-2 Zoning
- 17' Clearance
- Dock & Drive-In Access
- Convenient Blue Ash Location

LOCATION

11264-11270 Groom Road
Blue Ash, Ohio 45242

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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Asia, South America,
and Australia.

11264-11270 Grooms Rd.

Location:	11270 Groom Road Blue Ash/Hamilton County
Square Footage:	19,750 SF
Office Area:	4,000 SF
Zoning:	M-2, Light Industrial
Type of Construction:	Masonry, Glass and Wood (facade)
Roof:	Shingle, Metal Deck
Clearance Height:	17' Clear
Truck Doors:	1 door per bay (4 dock-high, 1 drive-in/bldg.)
Sprinkler:	Wet System
Electric:	1 Phase/3 Phase; 208/240 V
Heat & A/C:	Office - forced air system with A/C Warehouse - gas suspended units
Interior Lighting:	Florescent
Lease Rate:	\$4.50/SF warehouse (gross) \$9.95/SF office (gross)



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FOR MORE INFORMATION, CONTACT

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