

# Office/Warehouse Available

## 11264-11270 Grooms Rd.



### FEATURES

- ~~11,250 SF Available~~ **LEASED!**
- 4,650 SF Available (2,000 SF office)
- M-4 Zoning
- 17' Clearance
- (1) Drive-In
- Convenient Blue Ash Location

### LOCATION

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

### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 11264-11270 Grooms Rd.

<b>Location:</b>	11264-11270 Grooms Road Blue Ash/Hamilton County
<b>Total Square Footage:</b>	40,000 SF
<b>Available Square Footage:</b>	4,650 SF (11264 Road, Suite E), one 12' x 12' drive-in
<b>Office Area:</b>	2,000 SF Office
<b>Zoning:</b>	M-4 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; 208/240V
<b>Heat &amp; A/C:</b>	Office - forced air system with A/C Warehouse - gas suspended units
<b>Interior Lighting:</b>	Florescent
<b>Lease Rate:</b>	\$6.95 PSF Modified Gross



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FOR MORE INFORMATION, CONTACT

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