

OFFICE/FLEX



**11224 Cornell Park Dr
Cincinnati, OH 45242**

Elevate your business operations at this highly sought-after office/flex property located in the heart of Blue Ash North. Positioned just off Cornell Road, this versatile 11,984 SF building offers the rare combination of office space and functional warehouse capabilities, making it an ideal fit for distribution, logistics, light manufacturing, or tech-service providers. Conveniently located just off Cornell Rd, this combination office and flex, could be converted to full warehouse, more warehouse or office. 50 parking spaces, overhead door. Monument signage at the street along with building signage. 4 restrooms, kitchenette & breakroom. This is a rare opportunity to secure a standalone footprint in a low-vacancy corridor.

Don't miss out: Hard-to-find flex assets of this size in Blue Ash move quickly.

S|K Sudbrack|Kron
Commercial Real Estate Services

FEATURES

Rates: \$15.00/SF
Lease Type: NNN (\$2.25)
Sale Price: Call
Available: 11,984 SF
Lot Size: 1.03 acres
Parking: 50 surface

Pop. 3 mile: 51,938
Households 3 mile: 20,742
Income 3 mile: \$134,274
Flexible Layout

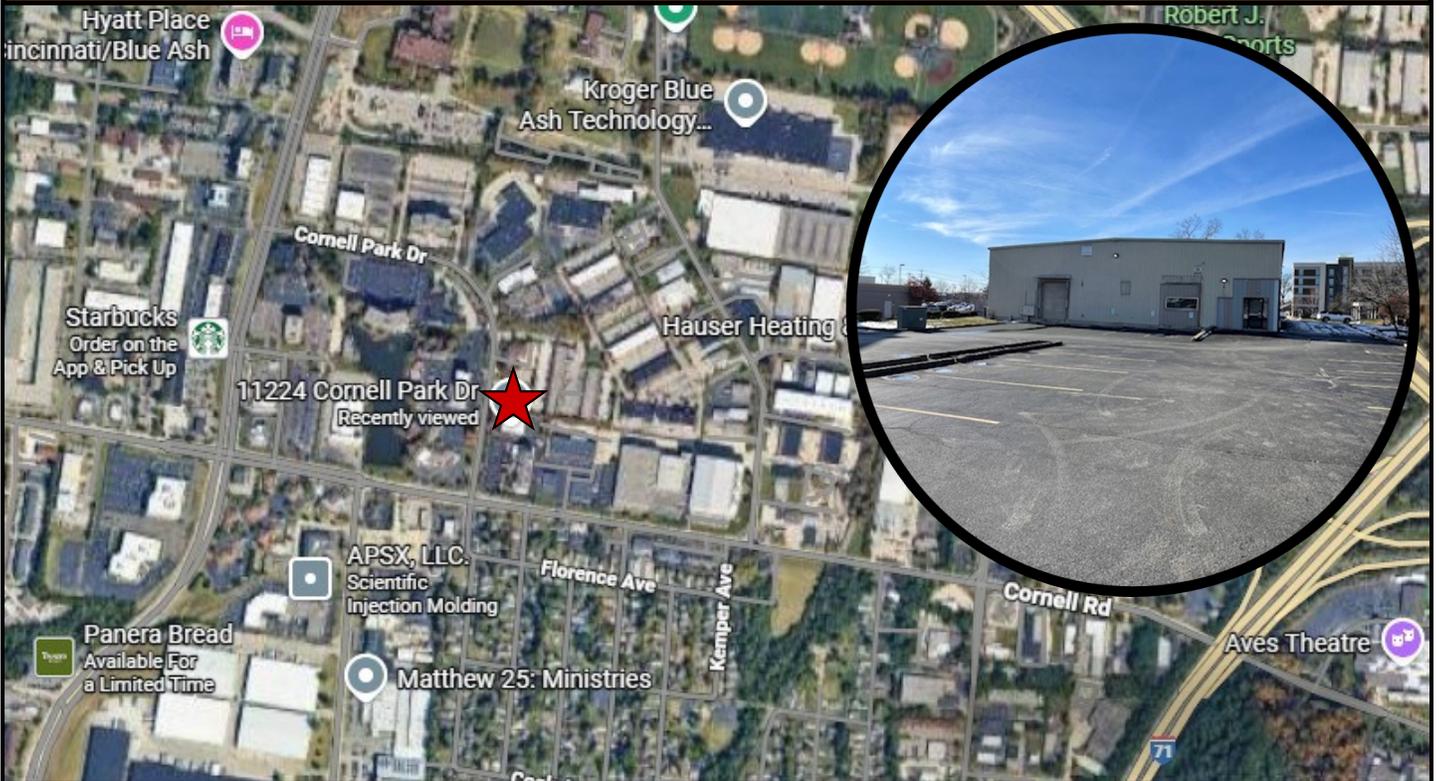
Favorable Zoning
Overhead Door

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www.SKCRE.com

LOCATION



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