

# 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.



## 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: 68,938  
Households 3 mile: 29,168  
Income 3 mile: \$87,041  
Flexible Layout

Favorable Zoning  
Overhead Door

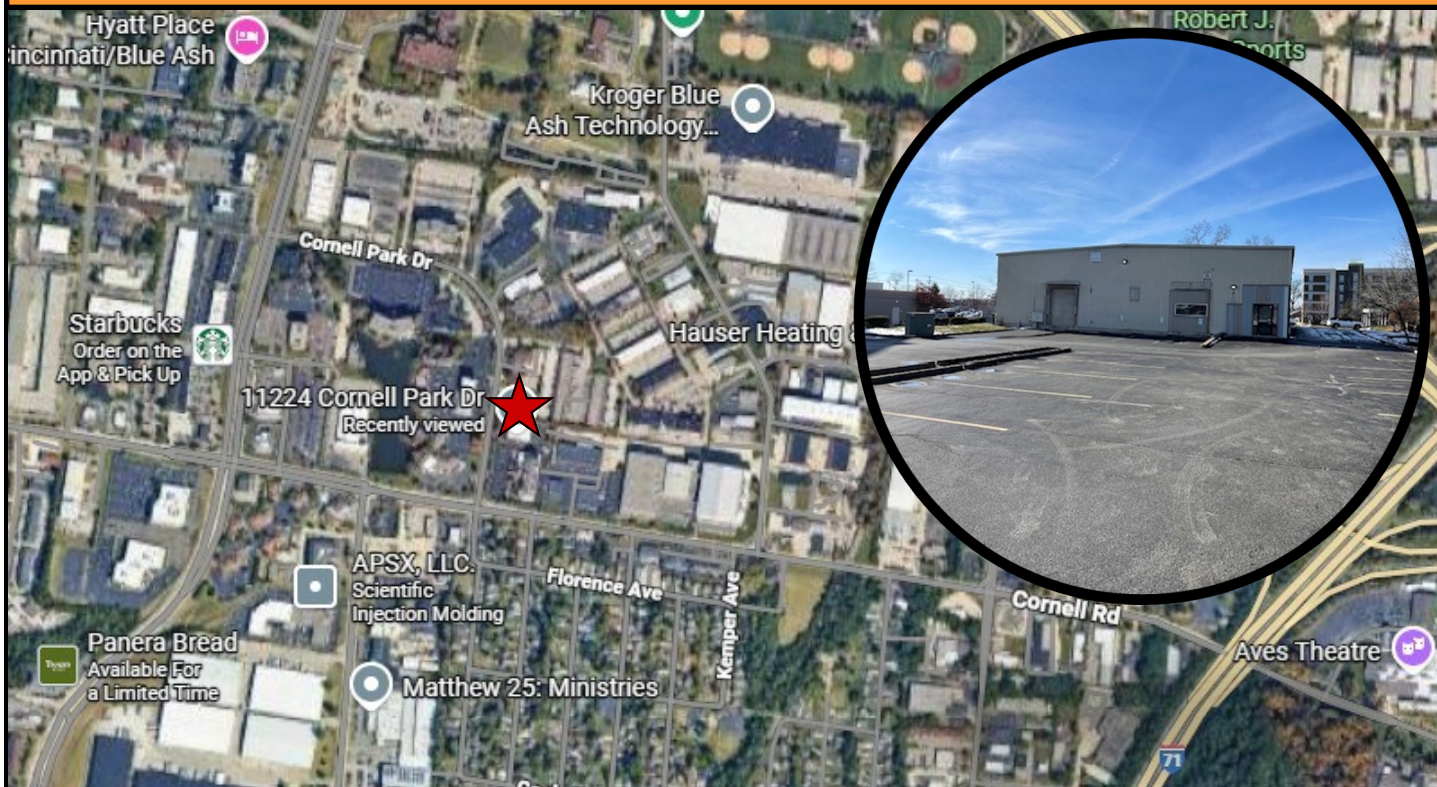
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**513-271-2460**

**www.SKCRE.com**



# LOCATION



513-271-2460

[www.SKCRE.com](http://www.SKCRE.com)