

FOR SALE



11297 Grooms Road
Blue Ash, OH 45242

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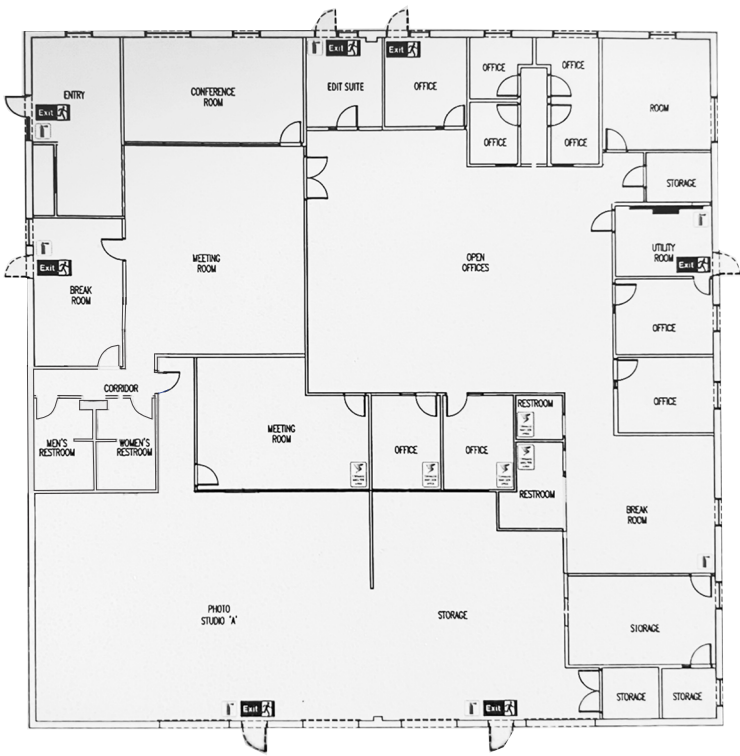


Freestanding Office and Warehouse

11297 GROOMS RD, BLUE ASH, OH

For Sale | Building Size: 10,000 SF | Lot Size: 0.90 ac

Located in Blue Ash North District, less than 5 minutes to I-71 and I-275



Property Details

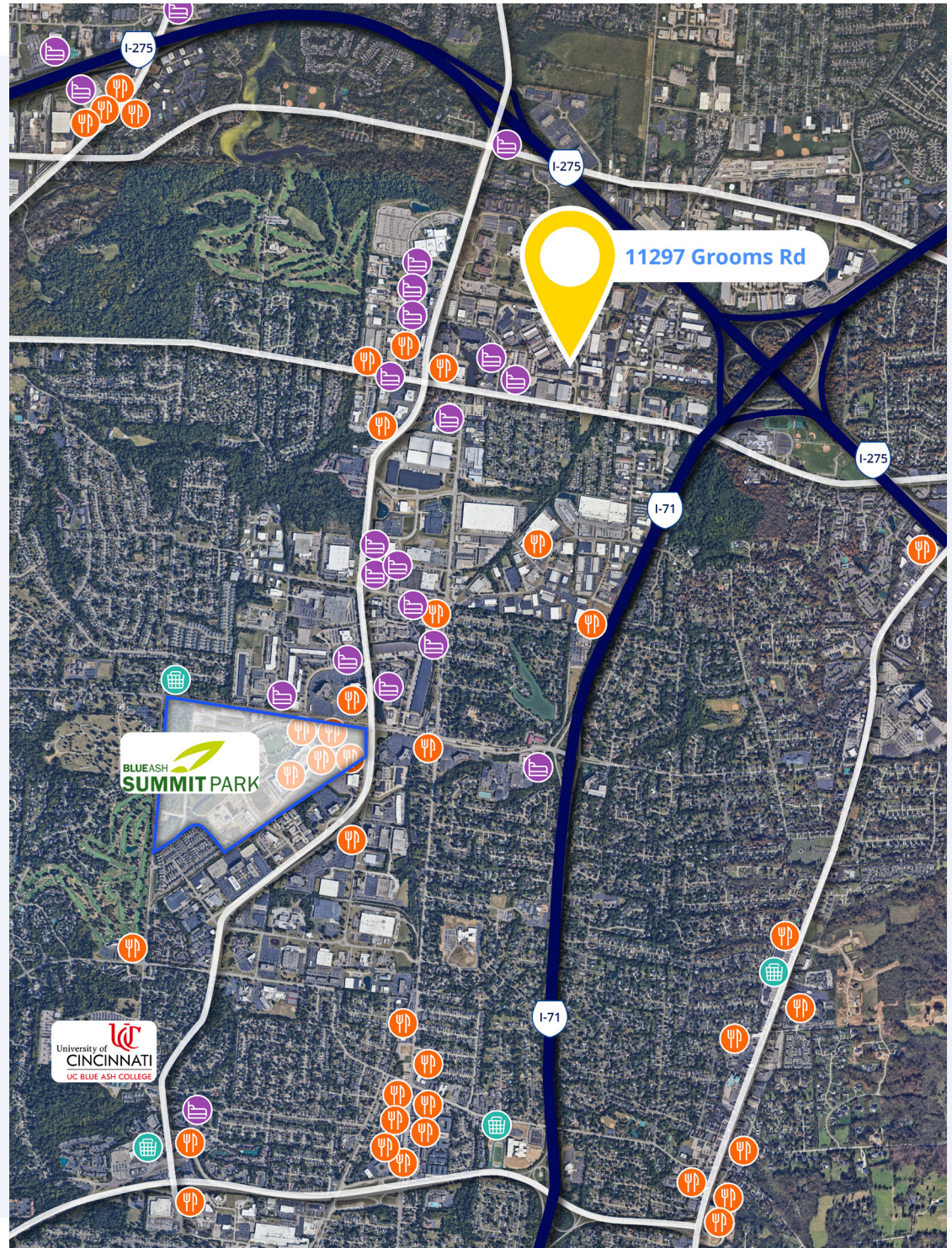
Total Building	10,000 SF
Office	±6,000 SF
Warehouse	±4,000 SF
Parcel ID	612-0200-0261-00
Occupancy Rate	100%, current tenant lease thru 2030
Year Built	1978
Clear Height	±16'
Dock Doors	2 (8' x 8')
Drive-ins	2 (10'x 12')
Parking	39 auto spaces (3.9 spaces : 1,000 SF)
Zoning	BAN, Blue Ash North District. Supports a wide range of office and industrial uses, as well as some restaurant and retail uses
Notes	100% air conditioned

SALE PRICE
\$1,500,000

PRICE PSF
\$150/SF

Location

- Located in Blue Ash North District, less than 5 minutes to I-71 and I-275
- Only 2.6 miles from Summit Park restaurants and entertainment
- Many amenities in the area
- Within a 3 mile radius:
 - 4,448 businesses
 - 20,896 households





For more information, contact:

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