

Office/Warehouse Available

11264-11270 Grooms Rd.



FEATURES

- 5,850 SF Available (1,500 SF office)
- 6,000 SF Available 10/1/25 (2,000 SF office)
- 17' Clearance
- Docks
- 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.

Location:	11264-11270 Grooms Road Blue Ash/Hamilton County
Total Square Footage:	40,000 SF
Available Square Footage:	5,850 SF (1,500 SF Office, 1 Dock) 6,000 SF (2,000 SF Office, 1 Dock)
Type of Construction:	Masonry, Glass and Wood (facade)
Roof:	Shingle, Metal Deck
Clearance Height:	17' Clear
Truck Doors:	1 door per bay
Sprinkler:	Wet System
Electric:	1 Phase/3 Phase; 208/240V
Heat & A/C:	Office - forced air system with A/C Warehouse - gas suspended units
Lease Rate:	\$6.95 PSF Net (\$2.50)



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FOR MORE INFORMATION, CONTACT

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