

# 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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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; 208/240 V

**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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