

# Office/Warehouse Available

## 11264-11270 Grooms Rd.



### FEATURES

- **8,500 SF Available**
- M-2 Zoning
- 17' Clearance
- Dock & Drive-In Access
- Convenient Blue Ash Location

### LOCATION

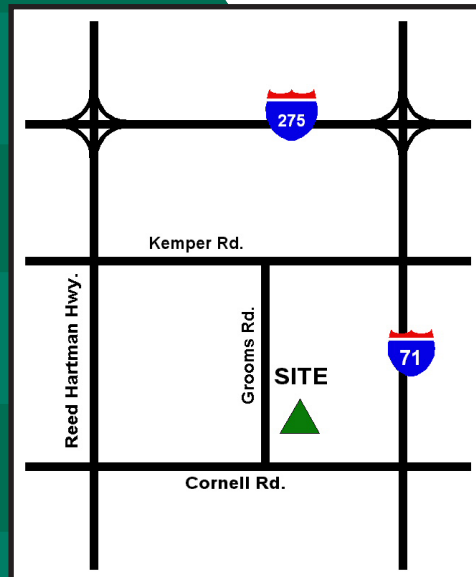
**11264-11270 Grooms Road  
Blue Ash, Ohio 45242**

### CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 11264-11270 Grooms Rd.

<b>Location:</b>	11264-11270 Grooms Road Blue Ash/Hamilton County
<b>Total Square Footage:</b>	40,000 SF
<b>Available Square Footage:</b>	8,500 SF (2 docks)
<b>Office Area:</b>	8,500 SF - 1,700 SF Office
<b>Zoning:</b>	M-2, Light Industrial
<b>Type of Construction:</b>	Masonry, Glass and Wood (facade)
<b>Roof:</b>	Shingle, Metal Deck
<b>Clearance Height:</b>	17' Clear
<b>Truck Doors:</b>	1 door per bay (4 dock-high, 1 drive-in/bldg.)
<b>Sprinkler:</b>	Wet System
<b>Electric:</b>	1 Phase/3 Phase; 208/240 V
<b>Heat &amp; A/C:</b>	Office - forced air system with A/C Warehouse - gas suspended units
<b>Interior Lighting:</b>	Florescent
<b>Lease Rate:</b>	\$5.75 PSF Gross



FOR MORE INFORMATION, CONTACT

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