

FOR SALE

11331 GROOMS RD.

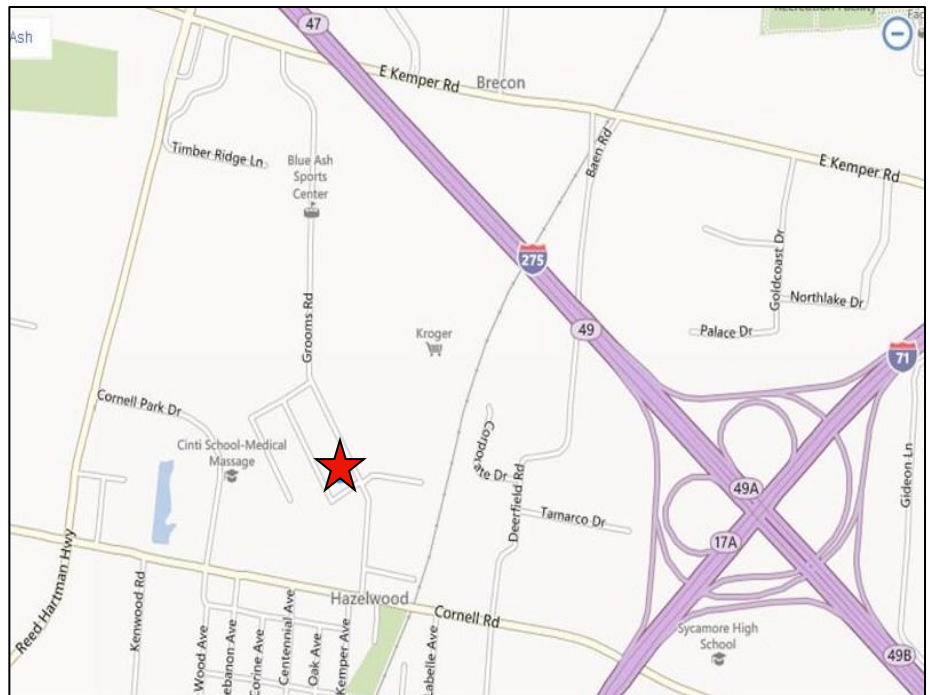
Cincinnati, OH 45242

7,400 SF AVAILABLE



BUILDING FEATURES

- Great location
- Masonry construction
- Dock & drive-in
- Ample parking



FOR MORE INFORMATION, PLEASE CONTACT:

JOSEPH T. CHICKEY

Vice President
(513) 864-6626

joechickey@c-c-r.com

CUSHMAN & WAKEFIELD | CINCINNATI COMMERCIAL, REALTORS®

One East Fourth Street, Suite 500

Cincinnati, Ohio 45202-3728

(513) 241-2300

www.c-c-r.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)





FOR SALE

11331 GROOMS RD.
Cincinnati, OH 45242

7,400 SF AVAILABLE

Location: Blue Ash, Hamilton County, OH

Available Space: 7,400 SF

Office Size: 5,400 SF

Warehouse Size: 2,000 SF

Divisible: No

Total Building Size: 7,400 SF

Land: .732 Acres

Zoning: M-4

Access to Expressways: Kemper – Reed Hartman

Year Built: 1978

Construction: Masonry

Building Dimensions: 60' x 125'

Column Spacing: 30' x 27'

Floor: Concrete

Roof: Single ply membrane

Ceiling Height: 14'

Loading Facilities: 1 8' x 8' dock
1 10' x 10' drive-in door

Parking: 20+/- spaces

Restrooms: 3+ shower

Sprinklered: Wet System

Heating: Electric

Air Conditioning: In office

Lighting: Fluorescent

Windows: In office

Electrical Service: 200 Amp, 240 Volt 3 Phase
200 Amp, 120/208 V, Single Phase

Gas: Duke Energy

Sewer: Metropolitan Sewer District

Water: City of Cincinnati

Floor Drains: None

Auditor's Information: 612-0200-0257-00

Auditor's Market Value: \$351,080

Annual Taxes: \$9,024.60

Sale Price: \$349,000 (\$47.16/SF)

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice."

FOR MORE INFORMATION, PLEASE CONTACT:

JOSEPH T. CHICKEY

Vice President
(513) 864-6626
joechickey@c-c-r.com

CUSHMAN & WAKEFIELD | CINCINNATI COMMERCIAL, REALTORS®

One East Fourth Street, Suite 500
Cincinnati, OH 45202-3728
(513) 241-2300

www.c-c-r.com

