

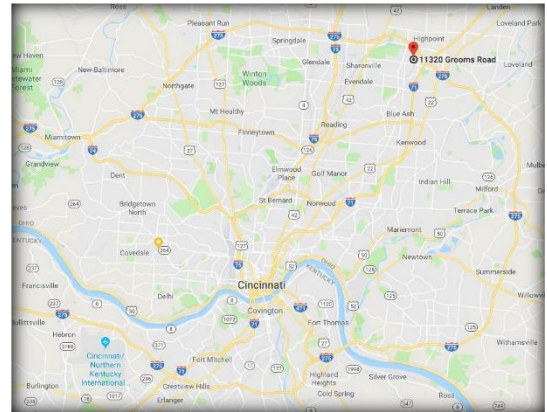
## Site Info

- Municipality:  
Blue Ash
- Parcel ID:  
612.0200.0007.00
- Zoning: M-4
- Land Area: 1.779 Ac
- Year Built: 1972
- Construction:  
Brick and Block
- Available Space:  
12,830 SF
- Office: +/- 8,630 SF
- Whse: +/- 4,200 SF
- Ceiling Height:  
12' – 13'
- Drive-In Doors: One  
10' x 11.5'
- Dock: One
- Parking Stalls: 27
- Tenant Improvement  
Allowance
- I-275/Reed Hartman:  
1.8 Miles
- I-275/Montgomery:  
2.2 Miles
- I-71/Pfeiffer:  
2.5 Miles
  
- Lease Rate:  
\$7.25psf MG

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt but don't guarantee its accuracy*

# For Lease

**11320 Grooms Rd  
Cincinnati OH 45242**



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