



3303 WEST TECH RD. SPRINGBORO, OH 45342

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

139,970 SqFt Available

- Located 1.5 miles from I-75 Interchange #41 Austin Blvd. in City of Springboro
- Numerous amenities nearby at [Austin Landing](#)
- 100% HVAC throughout warehouse/plant area
- Building and parking areas have expansion capabilities
- Lease Rate: \$4.75/SqFt absolute net
- Sale Price: \$8,750,000 (\$63/SqFt)
- Seller financing available

 [CLICK HERE FOR THE 360° TOUR](#)

 [CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	139,970
Warehouse SqFt:	124,800 (520' x 240')
Office SqFt:	15,170 (185' x 82')
Acres:	12.00 acres
Clear Height:	20'
Year Built:	2000
Type Construction:	Concrete and steel - Fully insulated
Column Spacing:	40' x 40'
Electric Service:	120/208-volt, 3phase, 5,000+ amps with electrical drops throughout warehouse
Truck Court:	110' with heavy duty asphalt and concrete apron at 50'
Roof:	45-mil ballasted EPDM
Lighting:	T-5 fluorescent
Dock doors:	Six (6) - 8'6" x 9' fully equipped docks with mechanical pit levelers
Drive-in door:	One (1) 12' x 14'
Sprinkler:	Yes - Wet system
HVAC:	100% HVAC throughout
Compressors:	Multiple on site as well as 8 compressed airlines
Parking Spaces:	One Hundred Twenty-Five (125) spaces
Restrooms:	One set in office, one set in warehouse (both have Men & Women)
Montgomery County Parcel ID:	K45100113 0002
Assessed Valuation:	\$3,838,130 (\$27/SqFt)
Annual Property Taxes:	\$169,223 (\$1.20/SqFt)
Springboro Zoning:	(ADD-1) - Austin Development District 1 Land Use/Property Type: Light Industrial/Manufacturing https://www.cityofspringboro.com/149/Building-Zoning

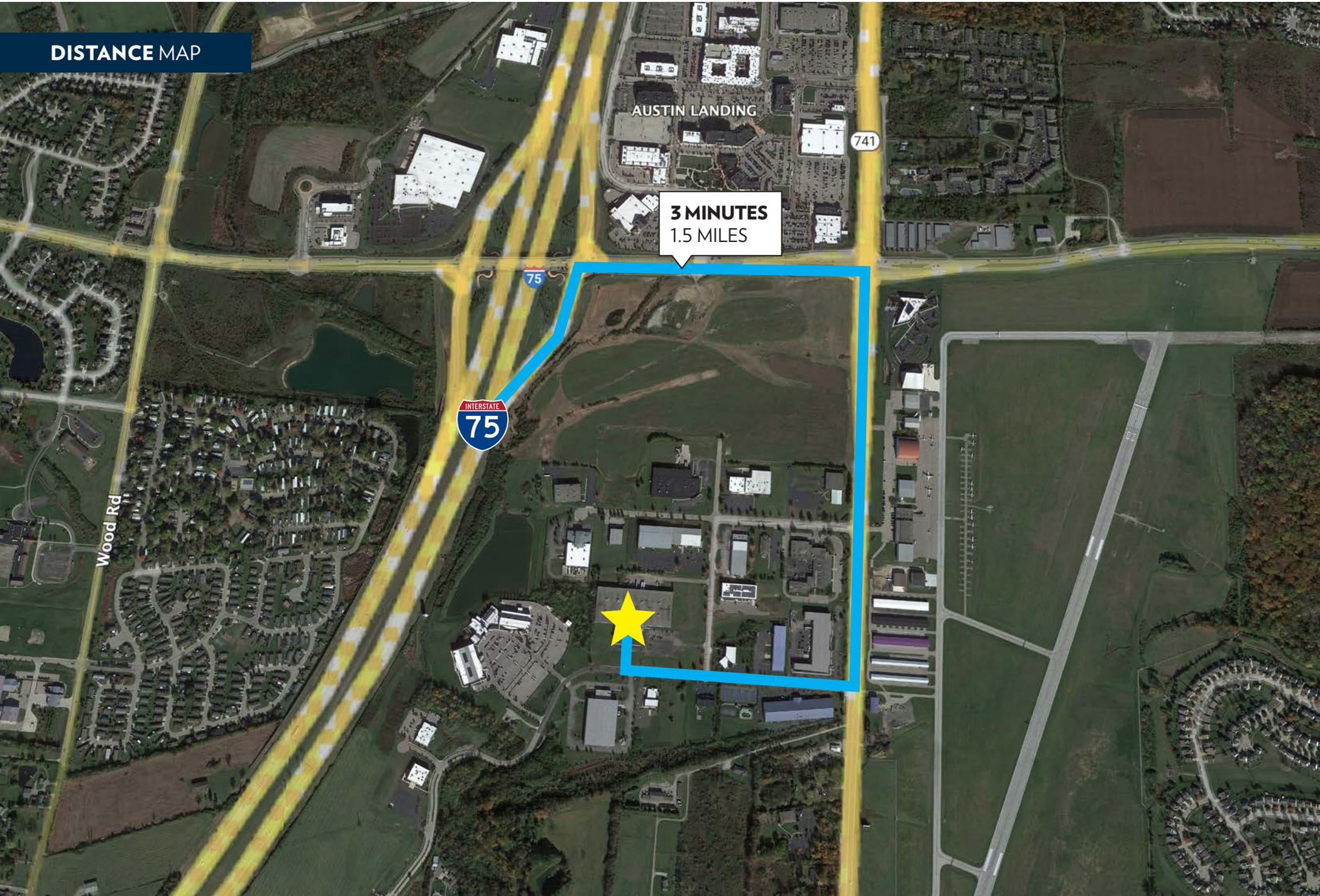
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DISTANCE MAP



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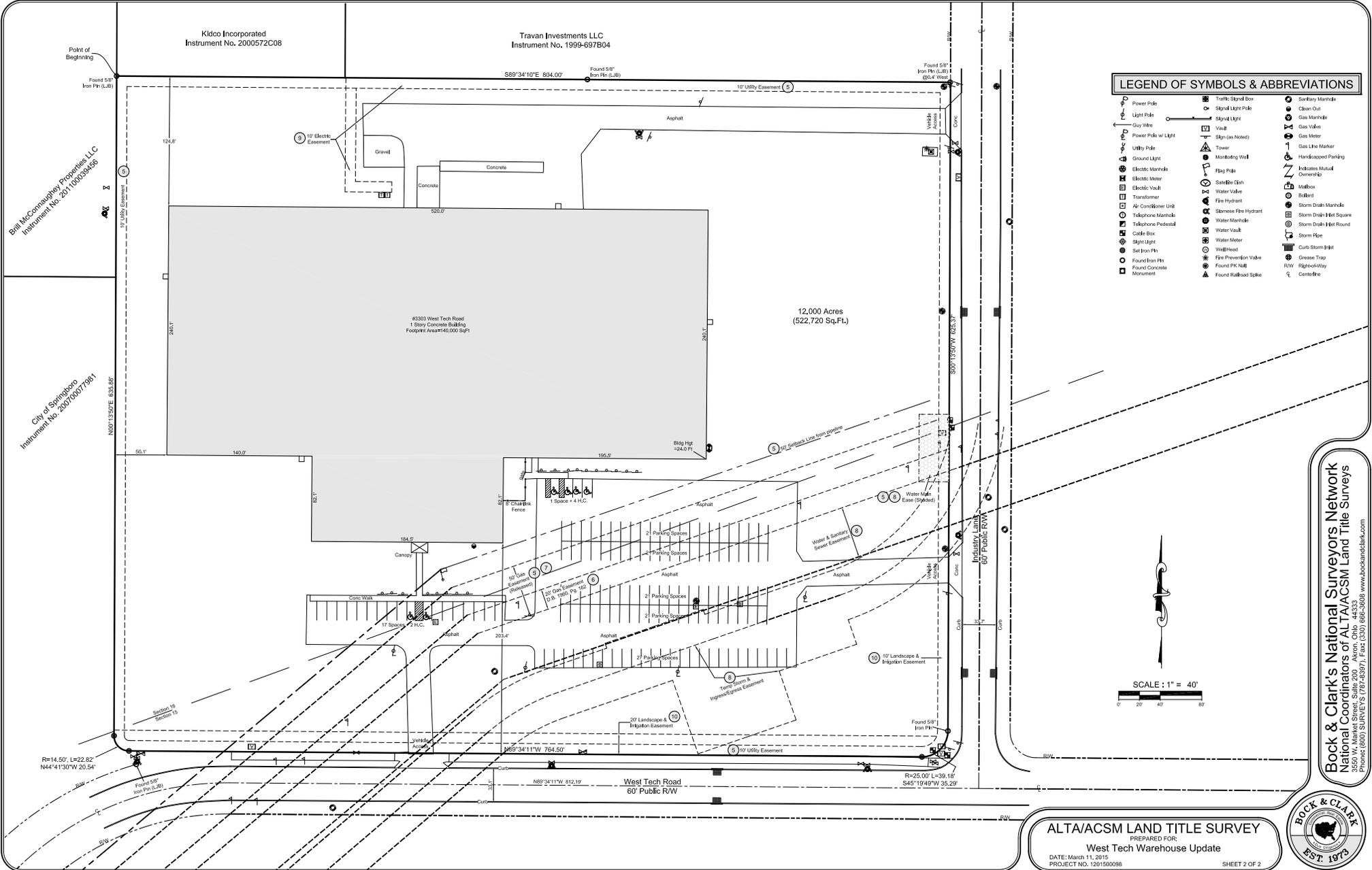
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PARCEL OUTLINE



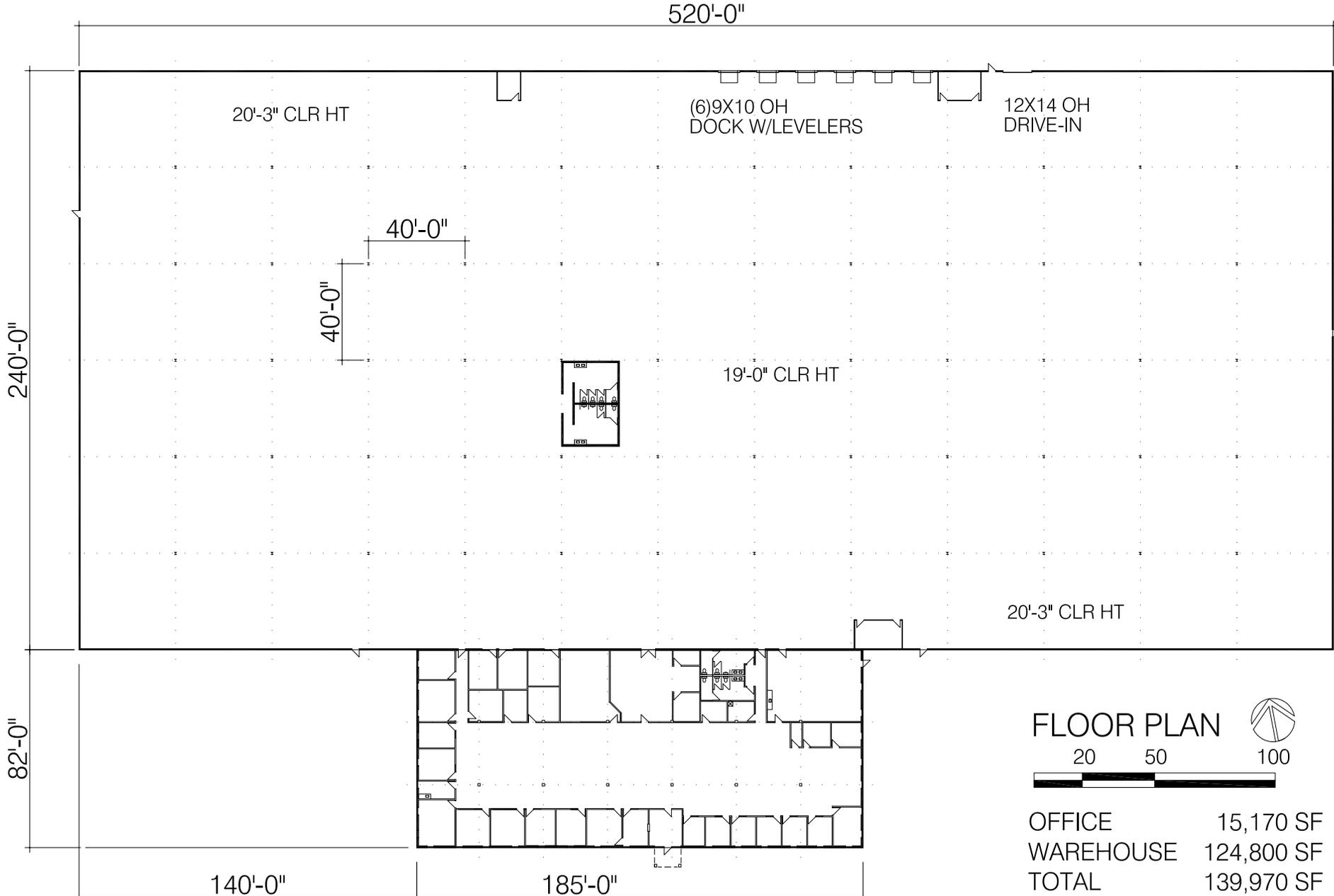
ALTA SURVEY



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
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Phone: (800) SURVEYS (787-8397), Fax: (330) 866-3608 www.bockandclark.com

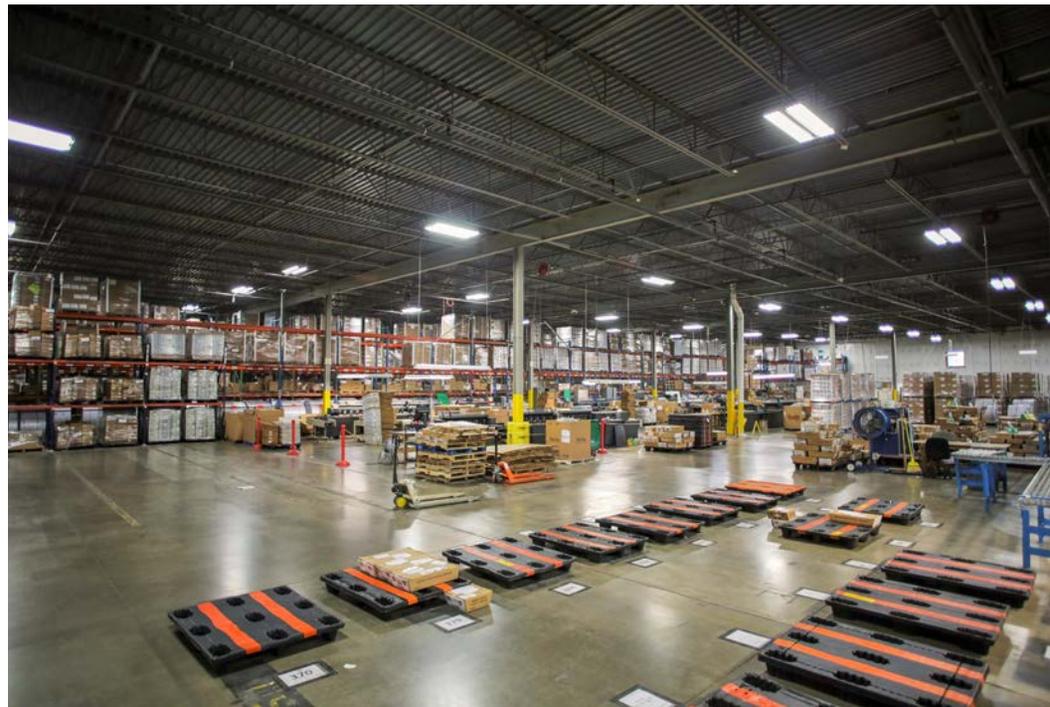
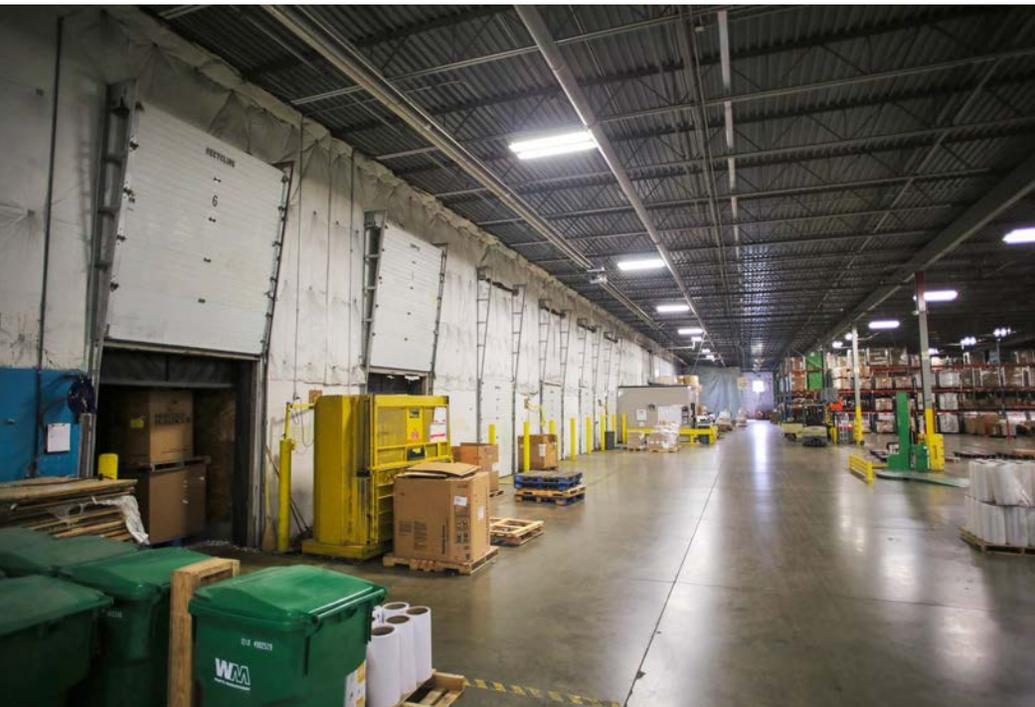


FLOOR PLAN



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