



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: \$5.75/SqFt absolute net
- Sale Price: \$12,000,000 (\$86/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

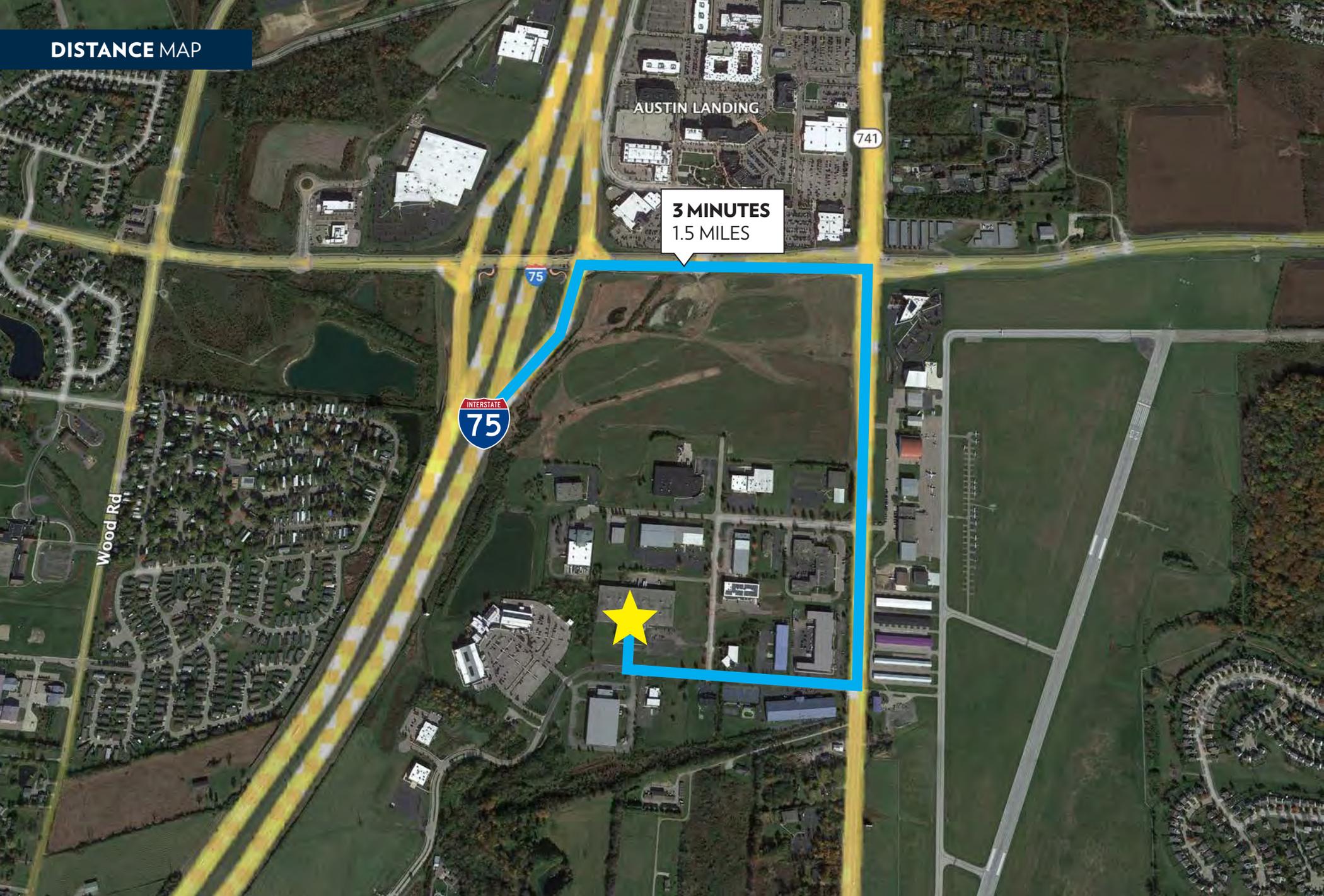
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DISTANCE MAP



AUSTIN LANDING

741

3 MINUTES
1.5 MILES

INTERSTATE
75

Wood Rd

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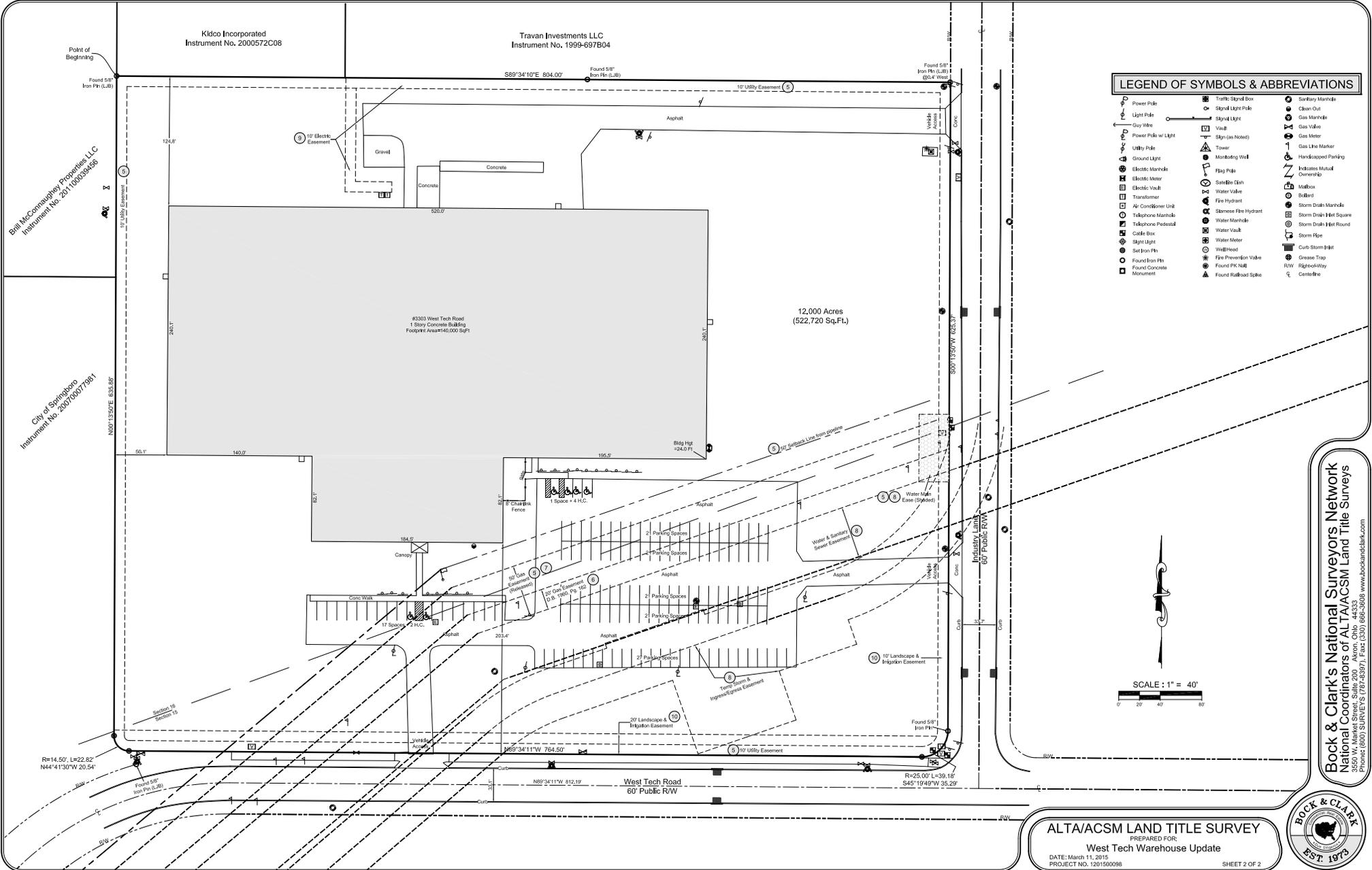
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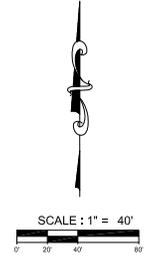
PARCEL OUTLINE



ALTA SURVEY



LEGEND OF SYMBOLS & ABBREVIATIONS		
Power Pole	Traffic Signal Box	Sanitary Manhole
Light Pole	Signal Light Pole	Clean Out
Gas Valve	Signal Light	Gas Manhole
Power Pole w/ Light	Valve	Gas Meter
Utility Pole	Sign (as noted)	Gas Line Marker
Ground Light	Tower	Gas Line
Electric Manhole	Monitoring Well	Handicapped Parking
Electric Meter	Flag Pole	Indicates Mutual Ownership
Electric Vault	Sanitary Dish	Mailbox
Transformer	Water Valve	Fire Hydrant
Air Conditioner Unit	Fire Hydrant	Storm Drain Manhole
Telephone Manhole	Storm Drain Hydrant	Storm Drain Inlet Square
Telephone Pedestal	Water Manhole	Storm Drain Inlet Round
Cable Box	Water Vault	Storm Pipe
Sight Light	Water Meter	Curb Storm Inlet
Set Iron Pin	Well Head	Grease Trap
Found Iron Pin	Fire Prevention Valve	Right-of-Way
Found Concrete Monument	Found P.C. Nail	Centerline
	Found Railroad Spike	

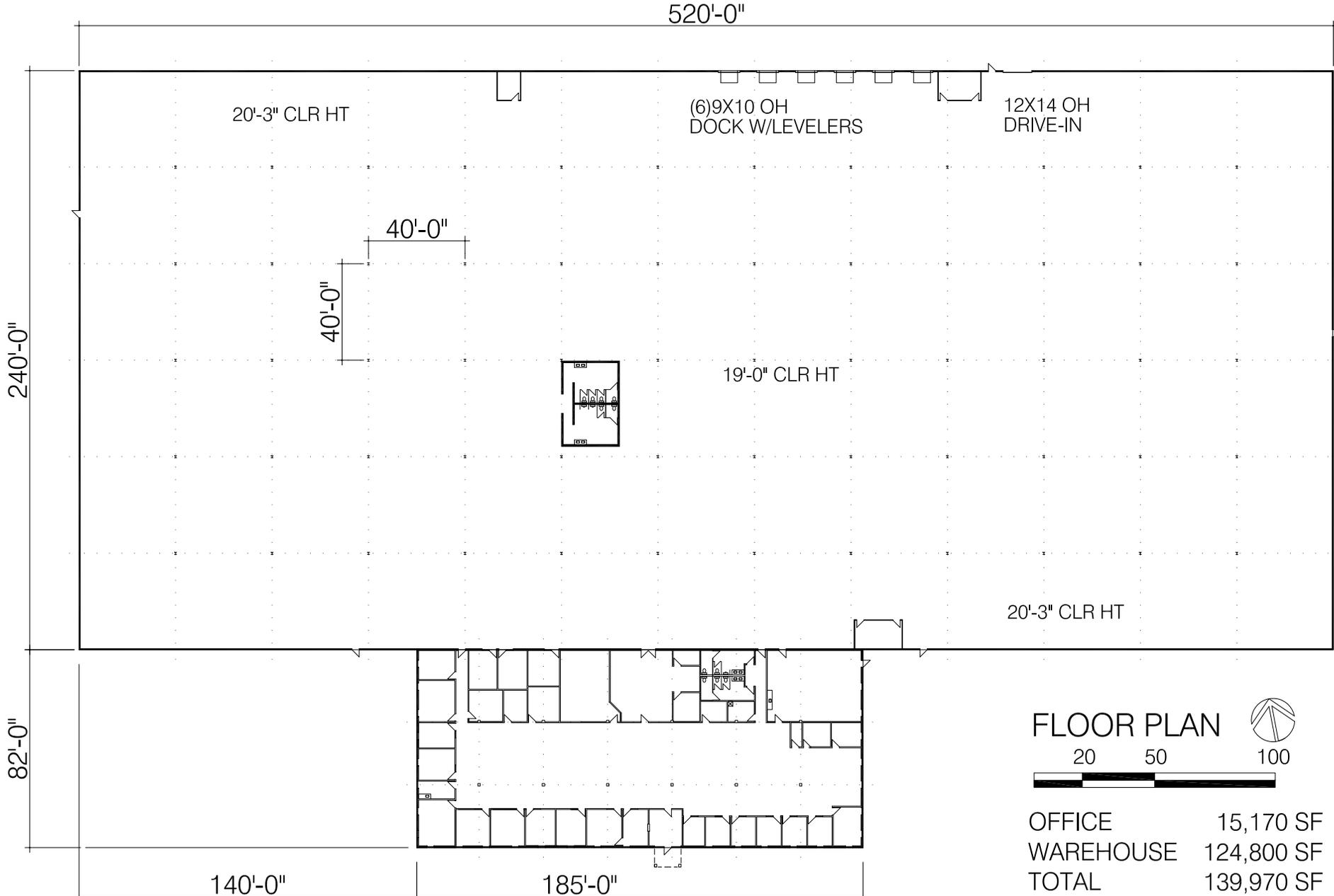


Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Avon, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 866-3608 www.bockandclark.com

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
West Tech Warehouse Update
DATE: March 11, 2015
PROJECT NO. 1201500098



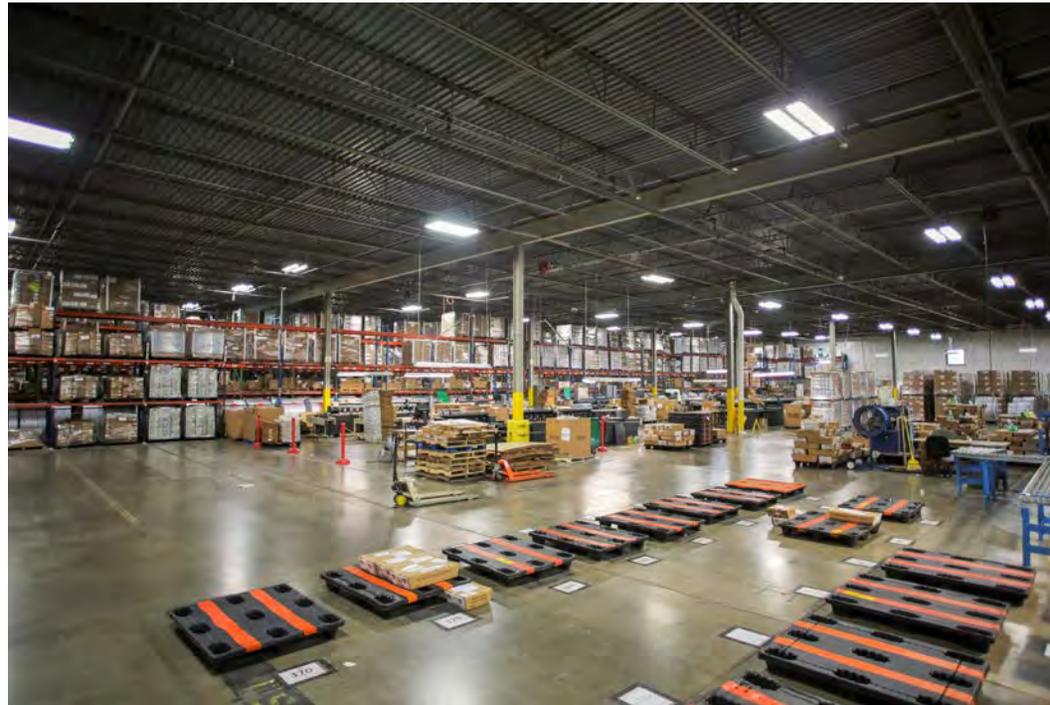
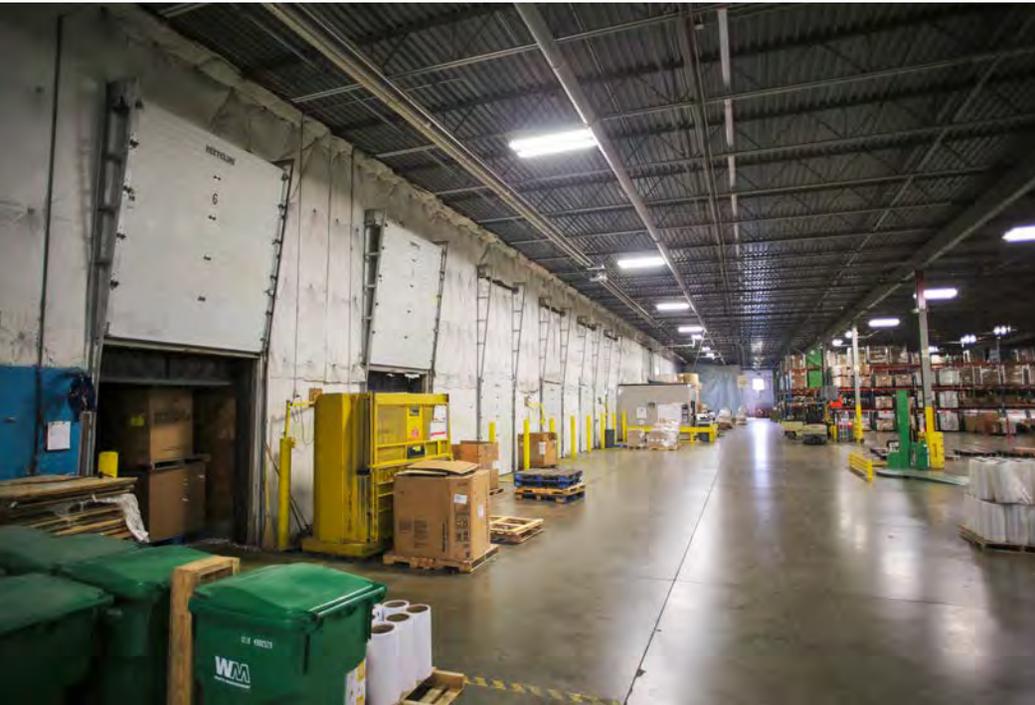
FLOOR PLAN



OFFICE	15,170 SF
WAREHOUSE	124,800 SF
TOTAL	139,970 SF

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