



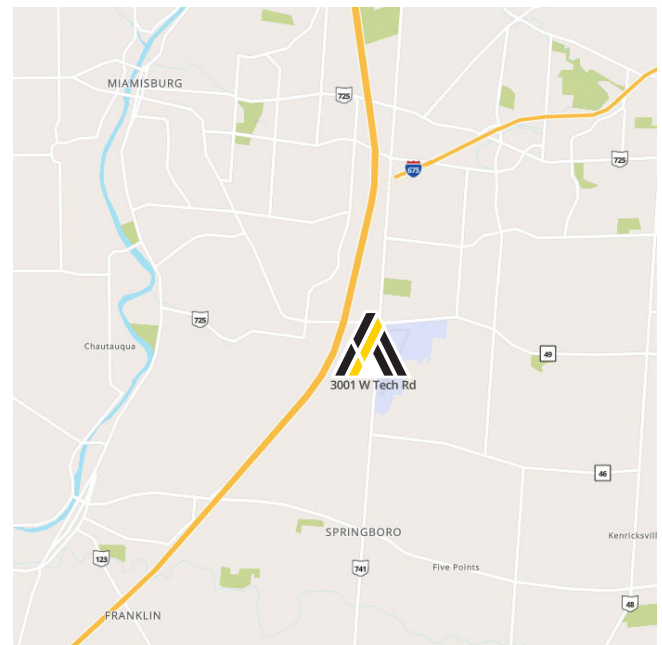
3001-3007 West Tech Road

(Fronts on Springboro Pike)
Miamisburg, Ohio 45342

**LEASE RATE:
UPON REQUEST**

Property Highlights

- 72,357± SF Total situated on 4.695± acres
- Great mix of professional office with conference and training rooms
- 25' - 30' Clear height in warehouse
- 4 Docks (12' x 14')
- 4 Drive-in doors
- 2000 Amps 480 volt 3 phase
- Fully air conditioned
- Originally built for multiple (up to 4) users
- Built in 2001
- Concrete pre-cast construction
- Zoned ADD-1: Austin Development District which allows multiple uses such as hospitals and clinics, precision manufacturing, data centers, general administrative offices, colleges, assembly, and production
- Visible to over 25,000 cars per day on Springboro Pike
- Conveniently located in close proximity to Austin Landing and less than 1.5 miles to I-75
- Across from Dayton Wright Brothers Airport



Aaron Savino, SIOR

Principal

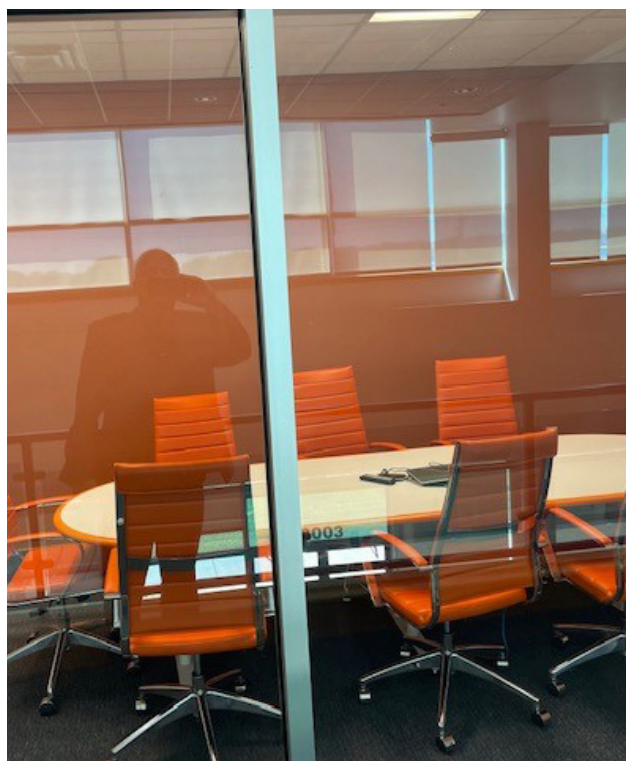
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Photos

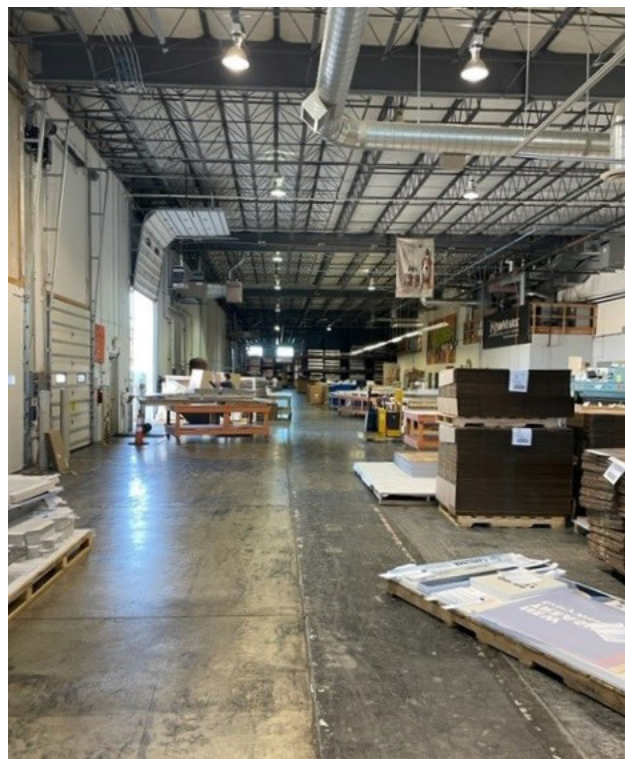
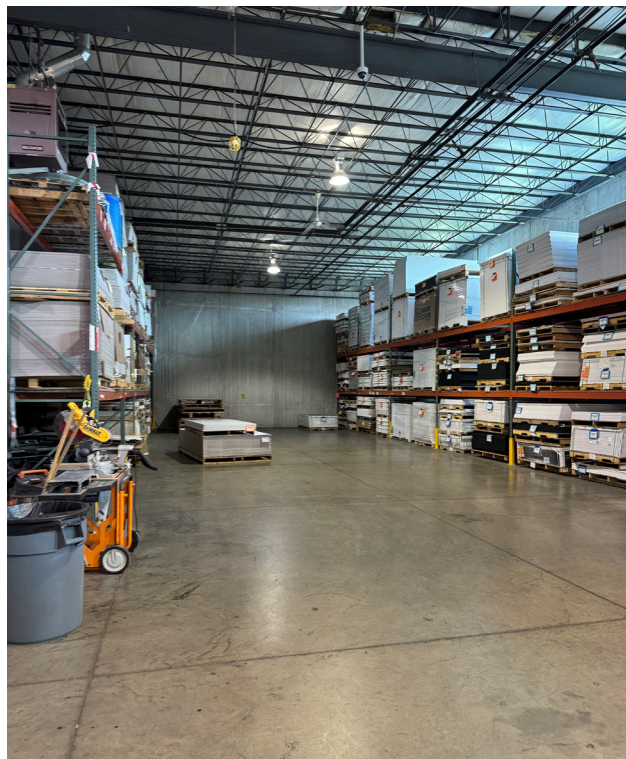


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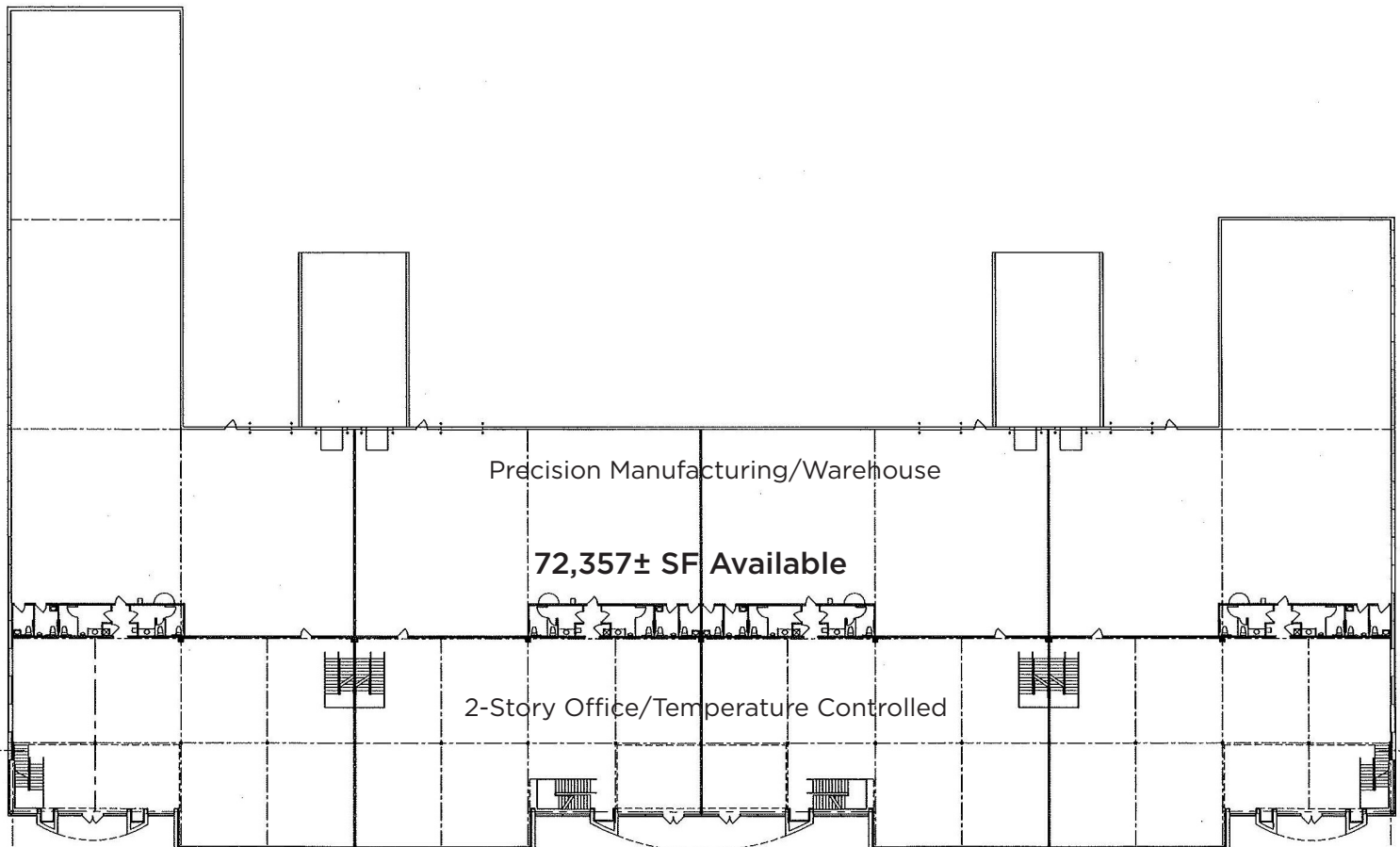
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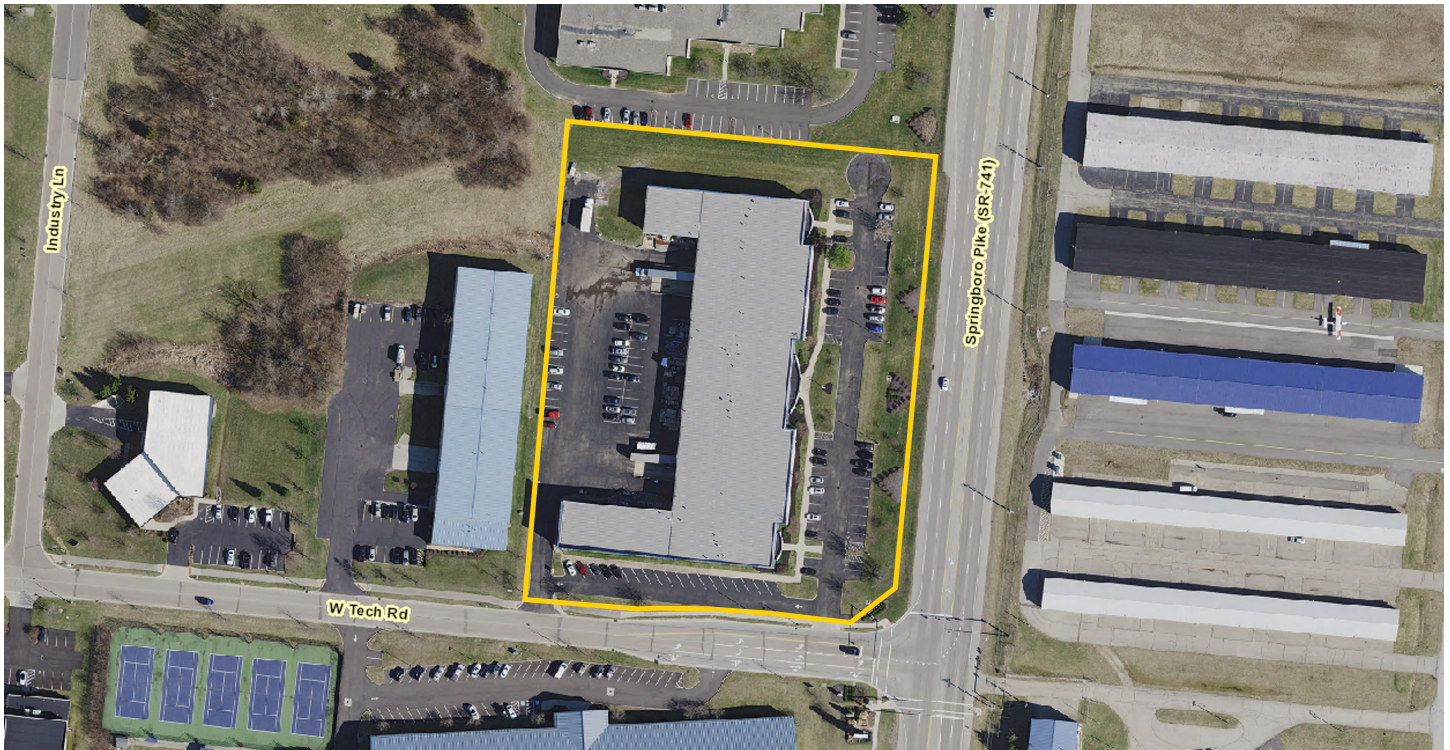
Floor Plan



3001-3007 West Tech Road

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Aerial



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Aerial



Zoning

(c) Permitted Uses. The following uses shall be permitted in the ADD-1, Austin Development District 1:

(1) Industrial and Research and Development.

A. Industrial or scientific research, design, and testing centers, together with related research and engineering laboratories and office buildings to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel;

B. Manufacturing that uses advanced or leading technology in the manufacturing process excluding the uses prohibited under subsection (e) hereof;

C. Food research, pharmaceutical research, and similar operations including pilot or experimental product development;

D. Telecommunications companies engaged in electronic transfer, routing, and processing of information;

E. The manufacture or assembly of general, precision, medical, dental, and optical instruments and goods; plastic, metal, and rubber products; and tools, hardware, and cutlery;

F. The manufacturing, compounding, assembling, or treatment of articles or goods from the previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass hair, horn, leather, paper, precious or semi-precious metals or stones, shell, textiles, tobacco, yarns, wax, wire, and wood;

G. The manufacturing, compounding, processing, packaging, treatment, or fabrication of such products as: bakery goods, candy, and food products; ceramics and pottery; cosmetics and dies; and clothing, jewelry, and apparel accessories;

H. The manufacture or assembly of electrical appliances, electrical and electronic equipment, electronic instruments or precision devices, including the manufacture of parts for such devices;

I. Printing, lithography, blueprinting, and similar uses; and

J. Data processing and computer centers, including electronic data processing and computer equipment service establishments.

(2) Office Uses.

A. Office buildings for any of the following occupations: administrative services, accounting, clerical, drafting, education, executive, insurance, professional, real estate, research, sales agent, stock broker, technical training, stenographic, or writing;

B. General office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises;

C. Medical and dental clinics or offices;

D. Hospitals;

E. Veterinary Hospitals, clinics, or offices;

F. Business schools and colleges, or vocational training schools, dance schools, music and voice schools, and art studios;

G. Electronic data processing and computer centers; and

H. Photographic studios.