



3303 WEST TECH RD.
SPRINGBORO, OH 45342

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



45,000 - 139,970 SqFt Available

- Located 1.5 miles from I-75 Interchange #41 Austin Blvd. in Miami Township
- Numerous amenities nearby at [Austin Landing](#)
- 100% HVAC throughout warehouse/plant area
- Building and parking areas have expansion capabilities
- Lease Rate: \$6.95/SqFt absolute net
- Available: Q3 2024



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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:	\$3,838,180
Annual Property Taxes:	\$169,429/year (includes \$66,253 special assessment)
Springboro Zoning:	(ADD-1) - Austin Development District 1

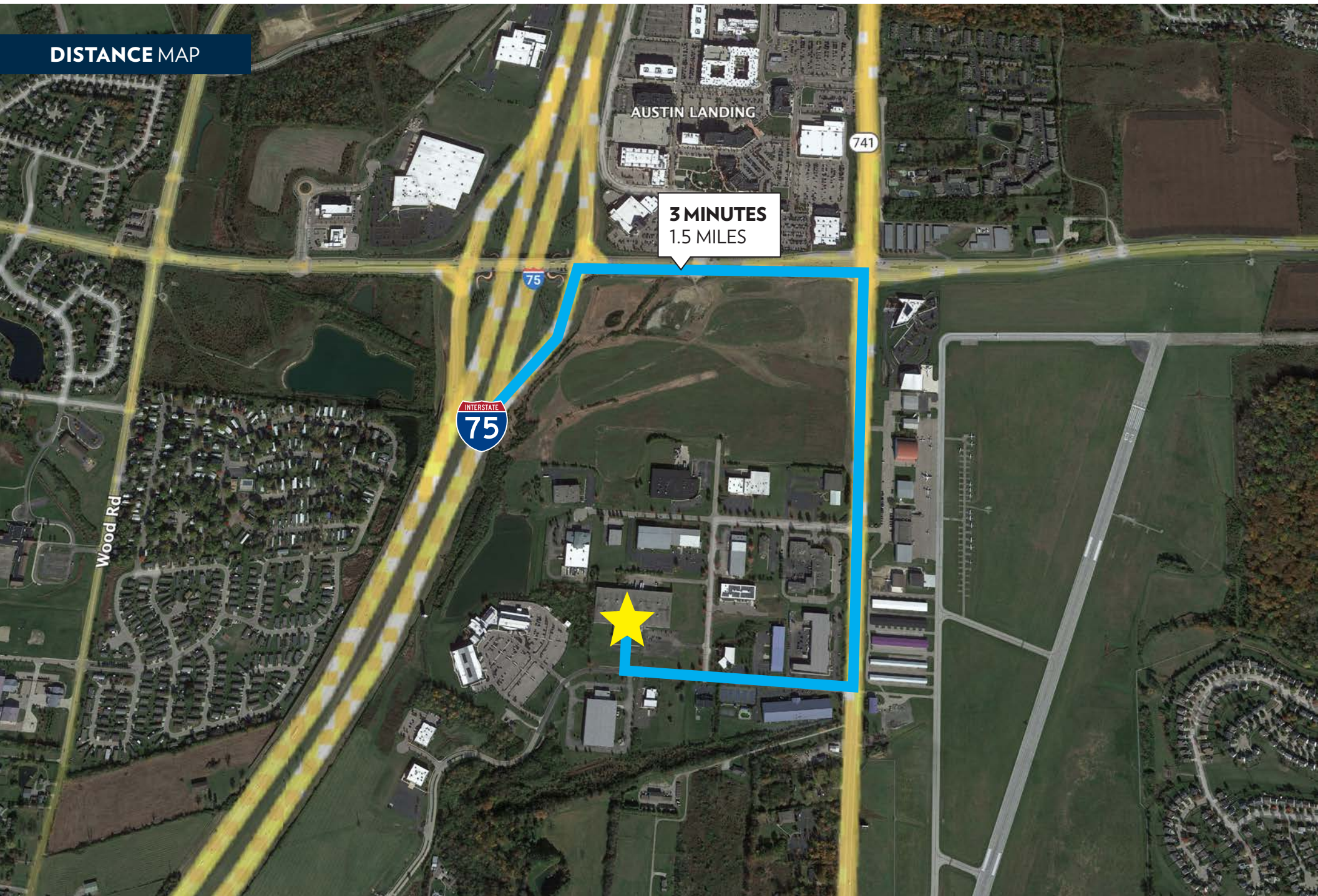
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DISTANCE MAP



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PARCEL OUTLINE

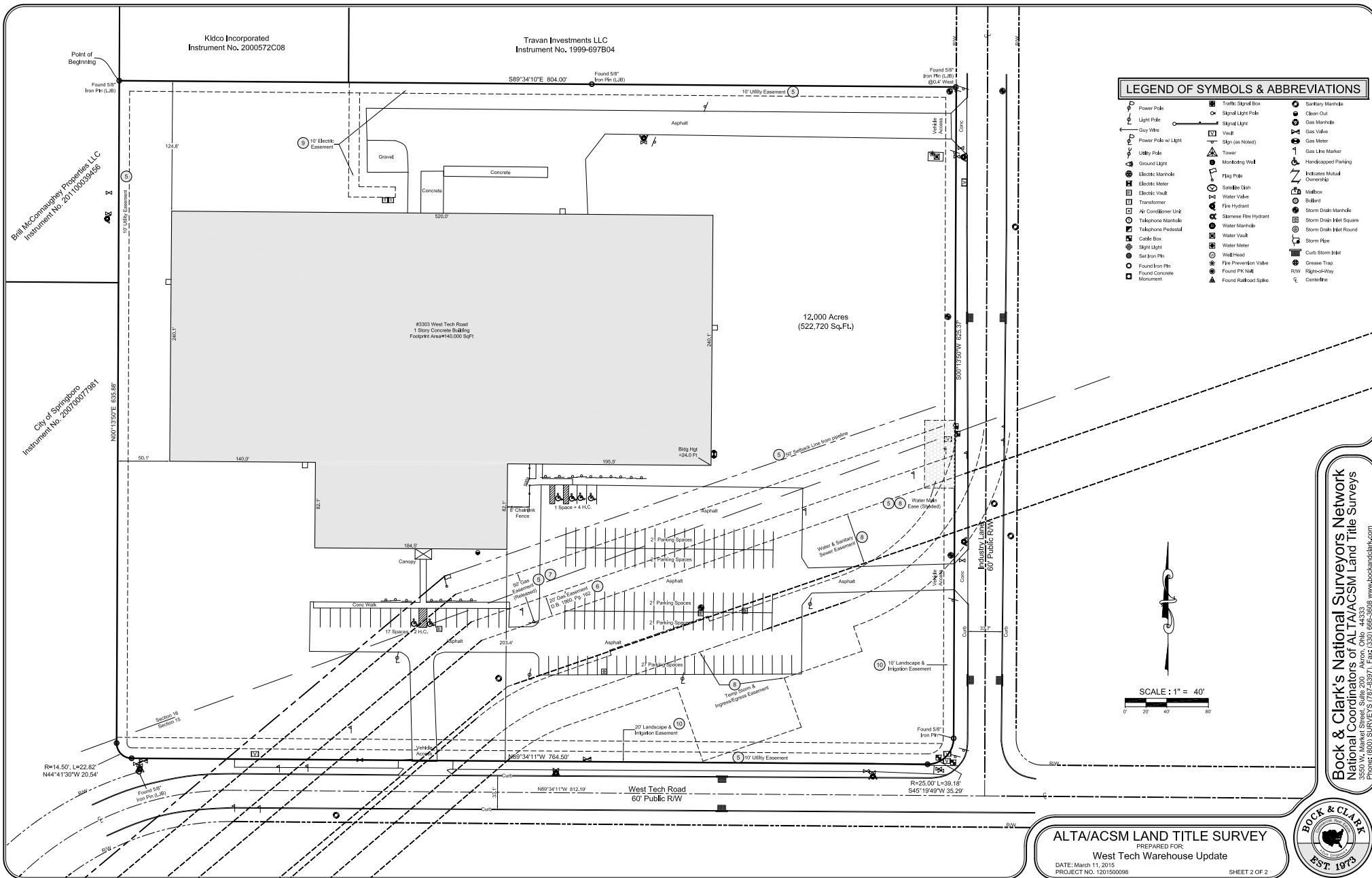


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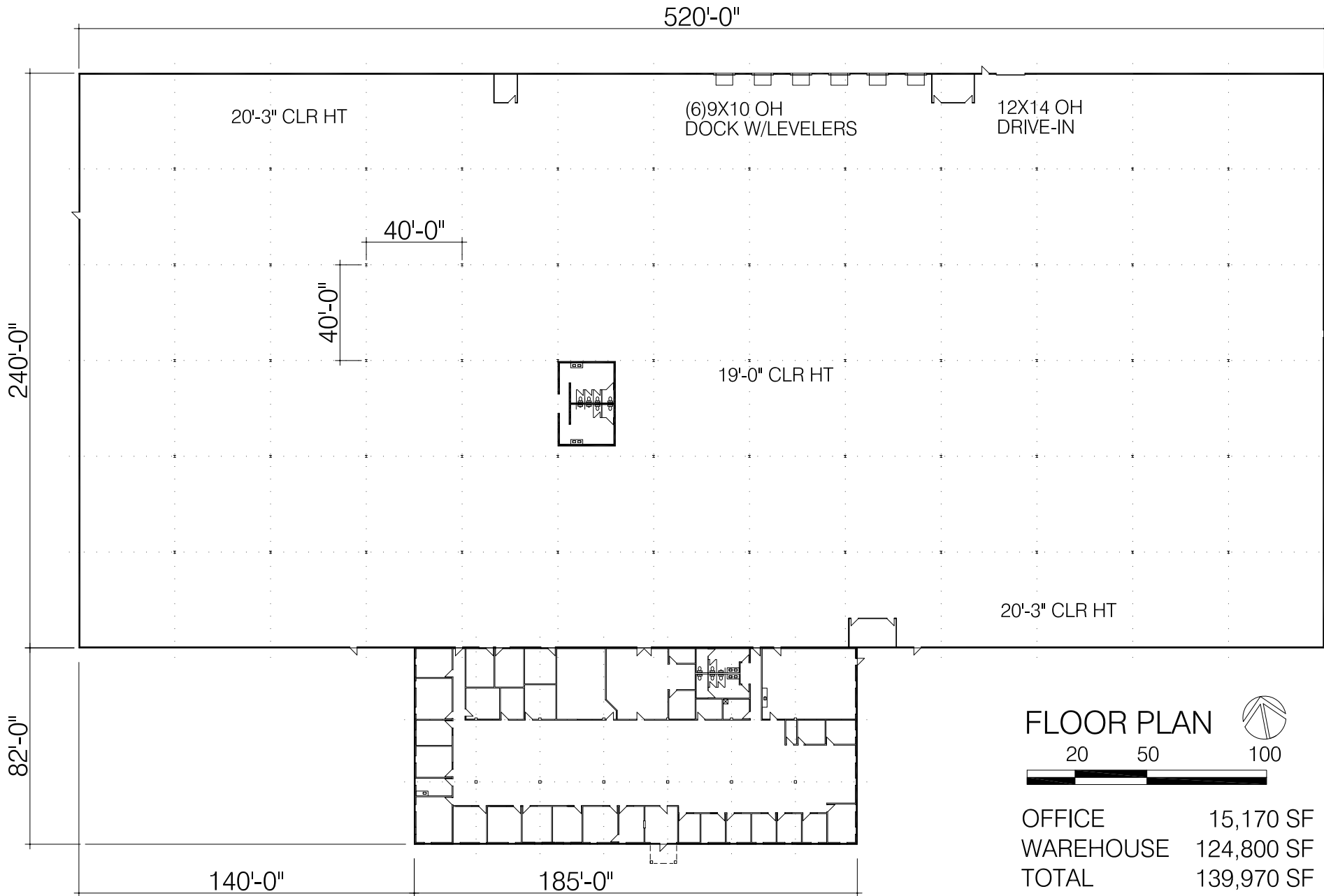
ALTA SURVEY



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200 Akron, Ohio 44333
Phone: (800) SURVEYS (781-8397), Fax: (330) 866-3608 www.bockandclark.com

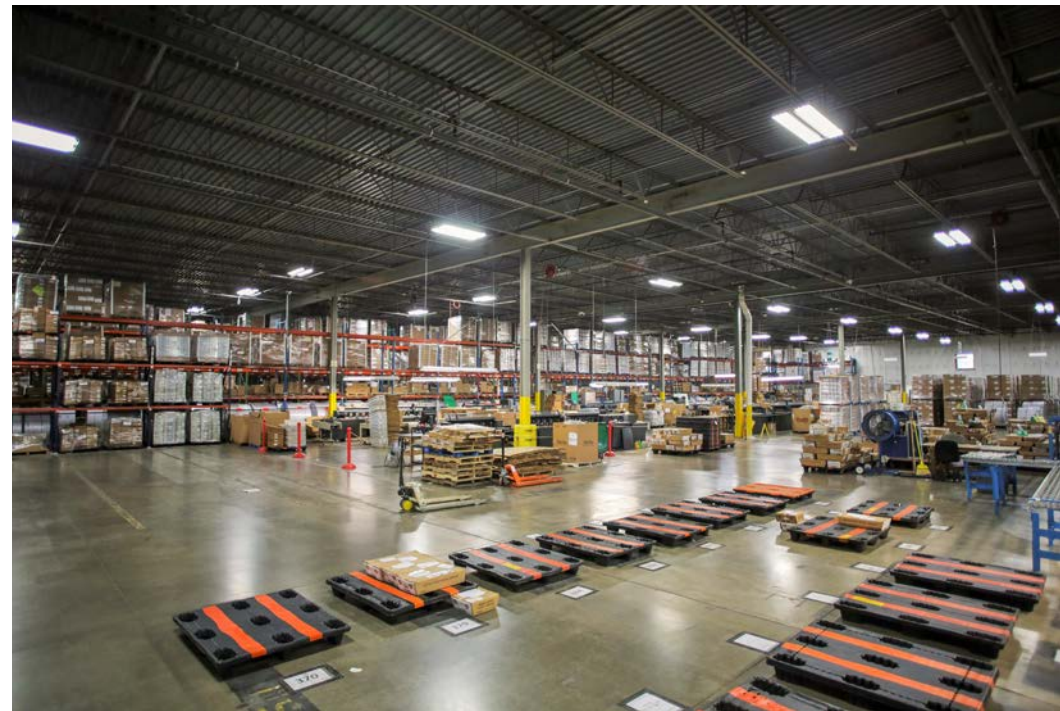
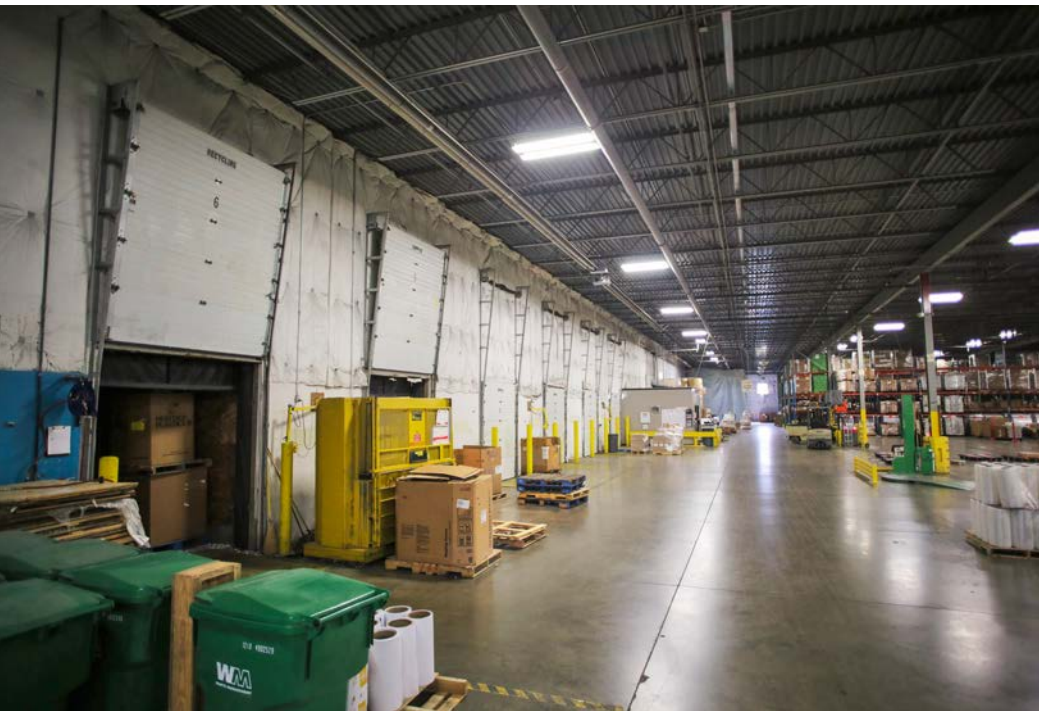


FLOOR PLAN



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