



west tech flex

3001-3007 West Tech Road

Springboro, OH

Engineered for Possibility

West Tech Flex features durable concrete precast construction with 25-30 foot clear heights that maximize vertical capacity for racking and material handling. The facility includes professional office space with dedicated conference and training rooms, plus full climate control throughout—protecting equipment, inventory, and personnel year-round. Located directly across from Dayton Wright Brothers Airport and 1.5 miles from I-75, it offers exceptional transportation access. The modular design accommodates single or multiple tenants (up to three), with proportional loading and utility access for each user, delivering operational efficiency and professional image whether occupied entirely or shared.

For Sale or Lease
FLEX / OFFICE / WAREHOUSE



72,357 SF
on **4.695 acres**



Property at a Glance

West Tech Flex is a precast flex facility that seamlessly integrates professional office space with high-performance warehouse capabilities, offering the rare flexibility to accommodate either a single user or up to four independent tenants. Built in 2001 with premium infrastructure including 2,000-amp power service and full climate control, the property delivers exceptional I-75 and airport access with prominent Springboro Pike visibility.



Building Features

Construction: Concrete precast construction (Built 2001)

Clear Height: 25'-30' in warehouse areas

Climate Control: Fully air conditioned throughout entire facility

Configuration: Originally built for multiple users (up to 4 tenants)



Office Amenities

Professional office space with dedicated conference rooms

On-site training rooms for employee development and presentations



Warehouse & Loading

Loading Docks: 4 docks (12' x 14')

Drive-In Doors: 4 grade-level access points

Electrical Power: 2,000 Amps, 480 volt, 3-phase service



Zoning & Permitted Uses

Zoning: ADD-1 (Austin Development District)

Allowed Uses: Hospitals and clinics, precision manufacturing, data centers, general administrative offices, colleges, assembly, and production operations

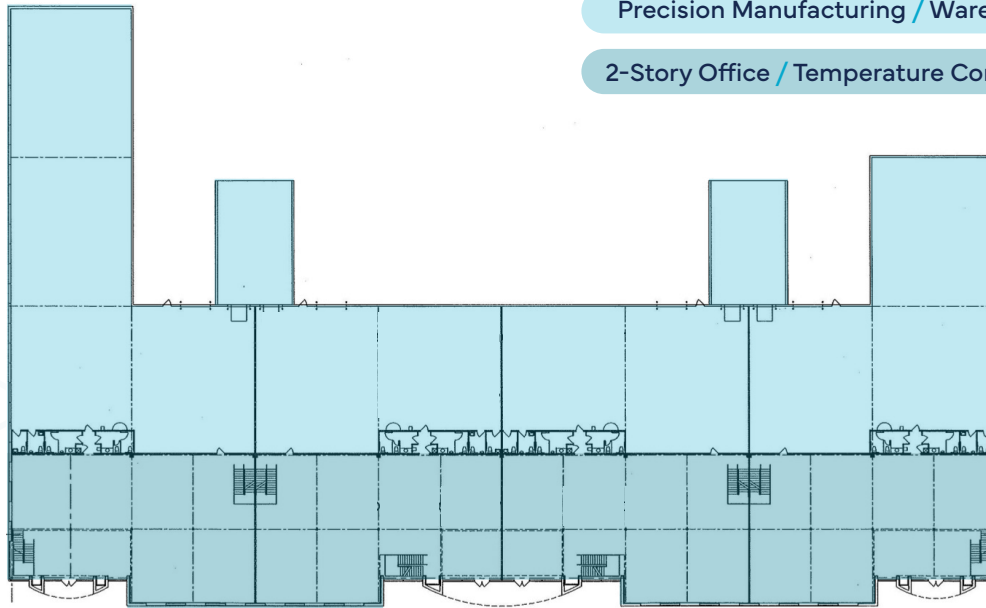
SALE PRICE / \$5,000,000

FULL BUILDING LEASE RATE / Inquire with agent

Space that Adapts

West Tech Flex offers unparalleled flexibility with 72,357 square feet that can be configured as a single commanding headquarters or strategically divided to accommodate up to four independent tenants. Each configuration maintains proportional access to premium loading infrastructure, robust electrical capacity, and professional office amenities, allowing you to scale your footprint precisely to your operational needs while preserving room for future growth.

72,357 SF Available



Precision Manufacturing / Warehouse

2-Story Office / Temperature Controlled



Where Connectivity Takes Flight

West Tech Flex occupies a prime position at 3001 West Tech Road in Springboro's dynamic southern commerce corridor. Positioned directly across from Dayton Wright Brothers Airport and less than 1.5 miles from Interstate 75, the property delivers exceptional accessibility for both air and ground transportation. With prominent Springboro Pike frontage generating over 25,000 daily vehicle impressions and Austin Landing's premier amenities minutes away, this location provides the visibility, convenience, and connectivity that modern businesses demand.





Waldruhe Park

Hilton Garden Inn

Kroger

Starbucks

Buffalo Wild Wings

Cinépolis Luxury Cinemas

Staybridge Suites

Kohl's

Home2 Suites

The Park Grille & Bar

741

Residence Inn

Old Navy

T.J. Maxx & HomeGoods

Austin Blvd.

Going, Going, Gone!

Firebirds Wood Fired Grill

Five Guys

Austin Pike

BJ's Restaurant & Brewhouse

Big Chicken

INTERSTATE
75

Chuy's

Chipotle Mexican Grill

Wright B Flyer Inc. Museum

Frutta Bowls

South Tech Blvd.

Dayton Wright Brothers Airport

Flooring America Design Center

West Tech Rd.

H

Dayton Children's Hospital South Campus

741

Pennyroyal Rd.

-  Restaurants
-  Shopping
-  Hotels



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THE CONNOR GROUP

The Connor Group is a luxury apartment operator led by Larry Connor, managing properties across 15 major U.S. markets including Austin, Atlanta, Miami, Dallas, and Denver. The firm distinguishes itself through hands-on operational expertise rather than passive investment, focusing on increasing property value by simultaneously improving financial performance and resident satisfaction. This dual-focus approach has earned them recognition as industry leaders with multiple regional and national awards for excellence and innovation.



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