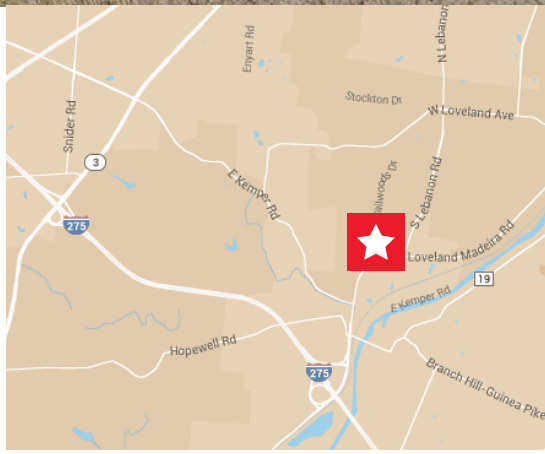
FOR SALE

1007 Cottonwood Dr

Loveland, OH 45140



21,600 SF Building
Sale Price: $3,000,000

Property Highlights

Class A Office building with impressive data center capabilities

- Tremendous visibility and signage opportunities
- Outstanding finishes and appointments
- 5.5 Acre site across two parcels
- Park-like setting with great views
- Splits well for two users
- Large conference room and data center on site
- Easy access to I-275
- Close proximity to Downtown Loveland and numerous amenities

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Aerial / Location Map

Demographics

	1 Mile	5 Mile	10 Mile
Population	5,965	112,737	419,285
AVG. HH Income	$114,476	$109,987	$91,172
Daytime Employment	1,689	91,299	315,323

Traffic Counts

Loveland Madeira Rd at Cottonwood Dr 20,060 ADT

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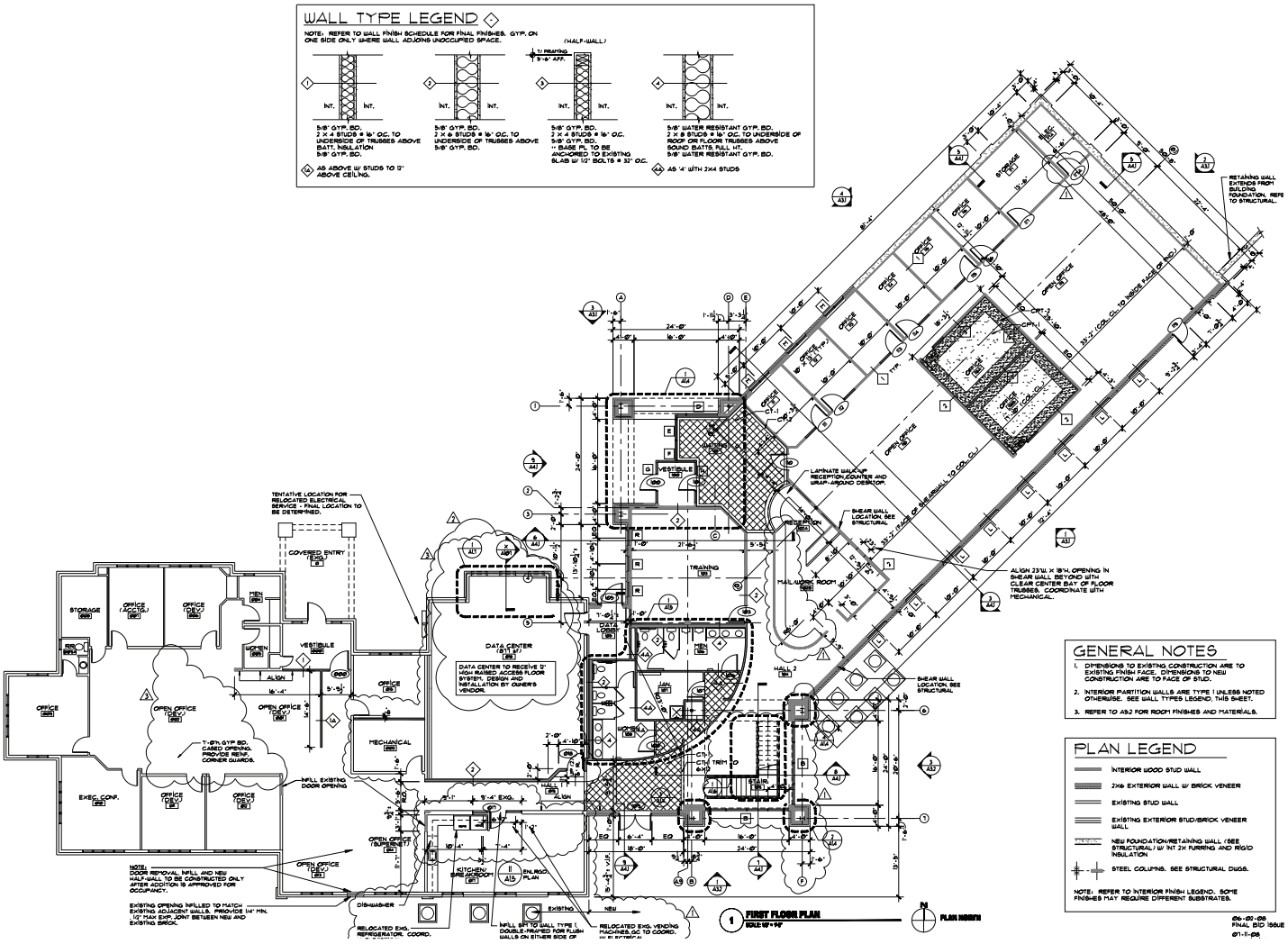
First Floor Plan



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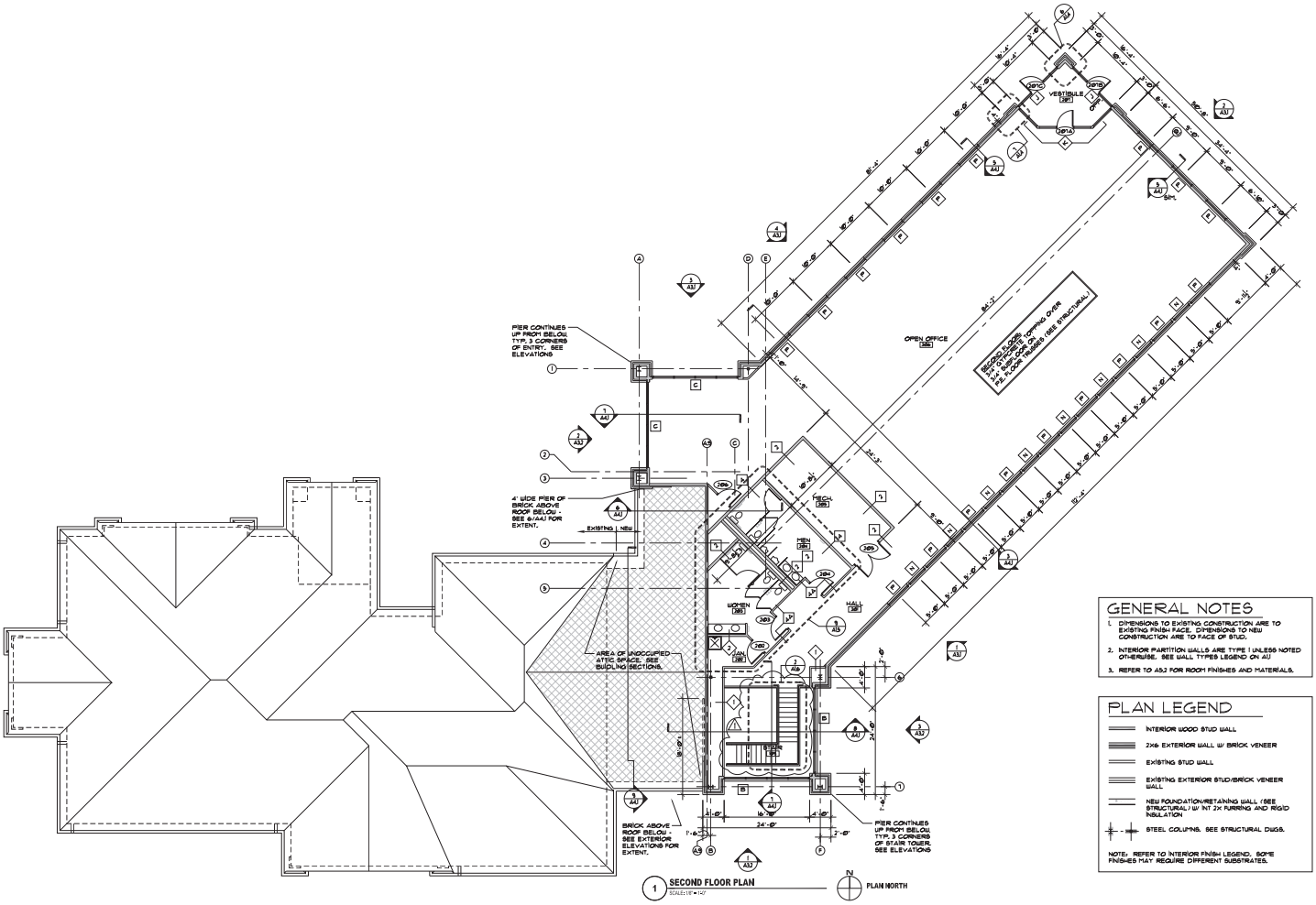
Second Floor Plan



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Interior Images

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Onsite Data Center

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