



COLD STORAGE WAREHOUSE

2525-2527 LOCH RAVEN ROAD | BALTIMORE, MARYLAND 21218

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 16,038 SF ± cold storage warehouse
- Additional .27 Acre ± lot
- Existing freezers/coolers can convey
 - » 16x20 Freezer
 - » 24x30 Freezer
 - » 15x16 Freezer
 - » 50x30 Cooler
 - » 30x22 Cooler
- Easy access to I-83 and Downtown Baltimore

SIZE: 16,038 SF ± (1ST FLOOR)

EXTERIOR LOT: .27 ACRES ±

CLEAR HEIGHT: 12' ±

COLUMN SPACING: 31' W x 25' D ±

DOCKS: 2 (8' x 8', COVERED, w/ PIT LEVELERS)

DRIVE-IN: 1 (8' x 8')

ELECTRIC SERVICE: 120/208V 3PH / 277/480V 3PH



AERIAL / PARCEL OUTLINE

ZONING:

C-4 (HEAVY COMMERCIAL DISTRICT)

YEAR BUILT:

1967

WAREHOUSE HEAT:

GAS FIRED UNIT HEATERS

LIGHTING:

LED & T-5

LOCH RAVEN RD

16,038 SF ±
1ST FLOOR

E 25TH ST




LOCAL BIRDSEYE

DOWNTOWN BALTIMORE

DOLLAR GENERAL

E 25TH ST

LOCH RAVEN RD

 Baltimore Hydraulics Inc.



TRADE AREA

DRIVING DISTANCE TO:

1 0.6 MILES
3 MIN. DRIVE

83 1.4 MILES
7 MIN. DRIVE

40 1.8 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Felen Delich Bentley
8.7 MILES
23 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
11.7 MILES
24 MIN. DRIVE

BALTIMORE, MD 2.3 MILES
9 MIN.

WASHINGTON, DC 46.0 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA 101.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 149.0 MILES
2 HRS. 45 MIN.



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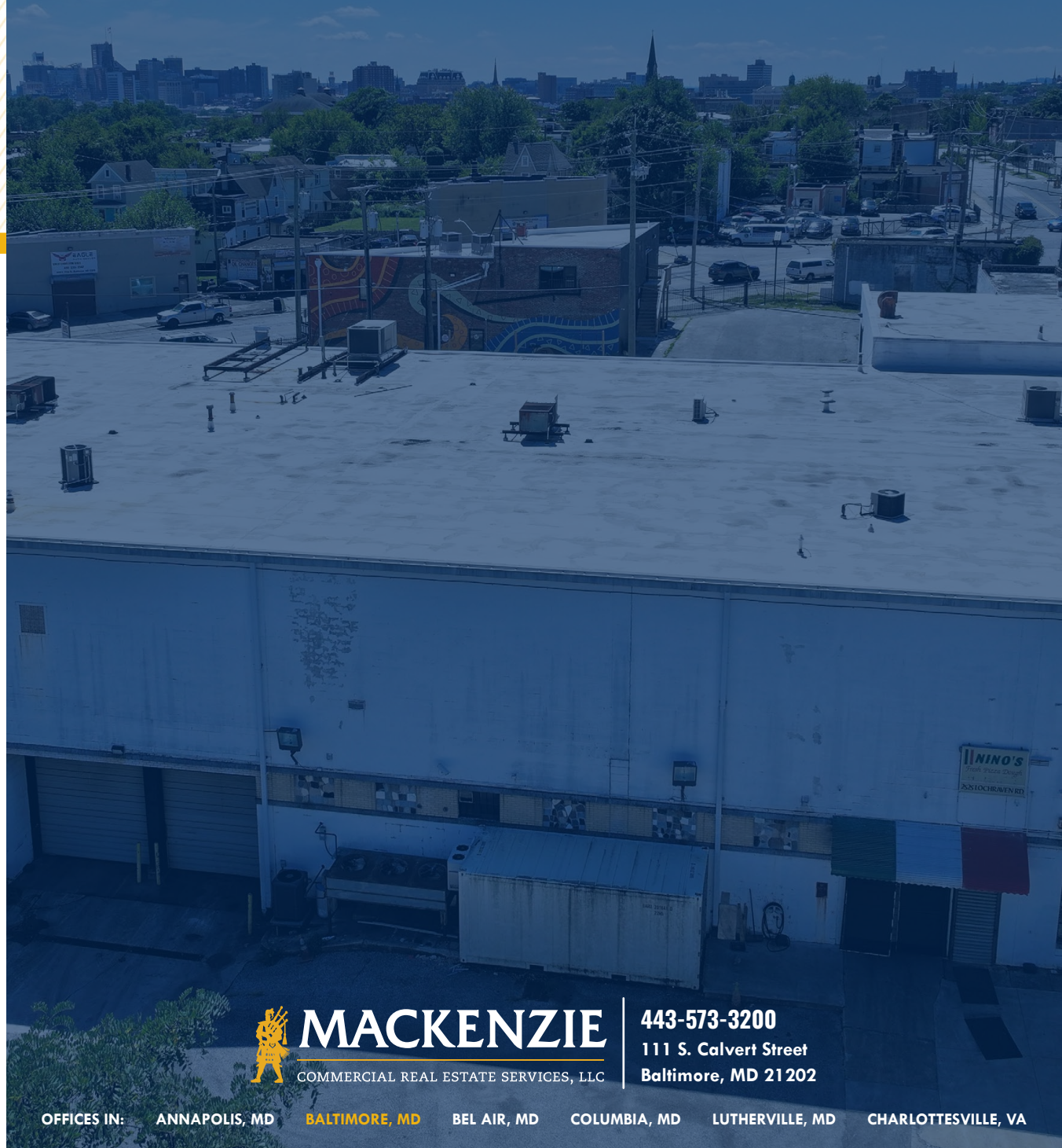


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