

2700 Loch Raven Rd & 1001 Exeter Hall Ave

B A L T I M O R E M A R Y L A N D

7.96 Acre Industrial Campus with an 82,585 SF Vacant Warehouse, Multiple Acres of IOS/Parking, a 22,099 SF Vacant Office and a Leased 5,500 SF Flex Building



Marcus & Millichap

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Offering Summary

**2700 Loch Raven Rd & 1001 Exeter Hall Ave
Baltimore, MD 21218**

Combined Price: \$11,500,000
Total Lot Area: 7.96 Acres
Zoning: I-1 (Light Industrial)

2700 Loch Raven Road Parcel

LR Parcel Price: \$9,700,000
Warehouse Area: 73,955 SF (Vacant)
Attached Office: 8,640 SF (Vacant)
Rear IOS Space: 1.59 Acres (Vacant)
Three Story Office: 22,099 SF (Vacant)

1001 Exeter Hall Avenue Parcel

Exeter Hall Price: \$1,800,000
Flex Building Area: 5,500 SF (Leased)
Flex Building Rent: \$6,196.67/Mo. NNN
Vacant IOS Space: 1.00 AC

Seller-Financing

For a qualified purchaser, the owner is willing to provide Seller-Financing as follows:

LTV: 60%
Interest Rate: 6.5%
Payments: Interest Only
Term: 5-Years

**The property consists of two parcels. Ownership will sell the parcels individually. Ownership will also consider subdividing the Loch Raven parcel and selling the warehouse separately from the office building.*

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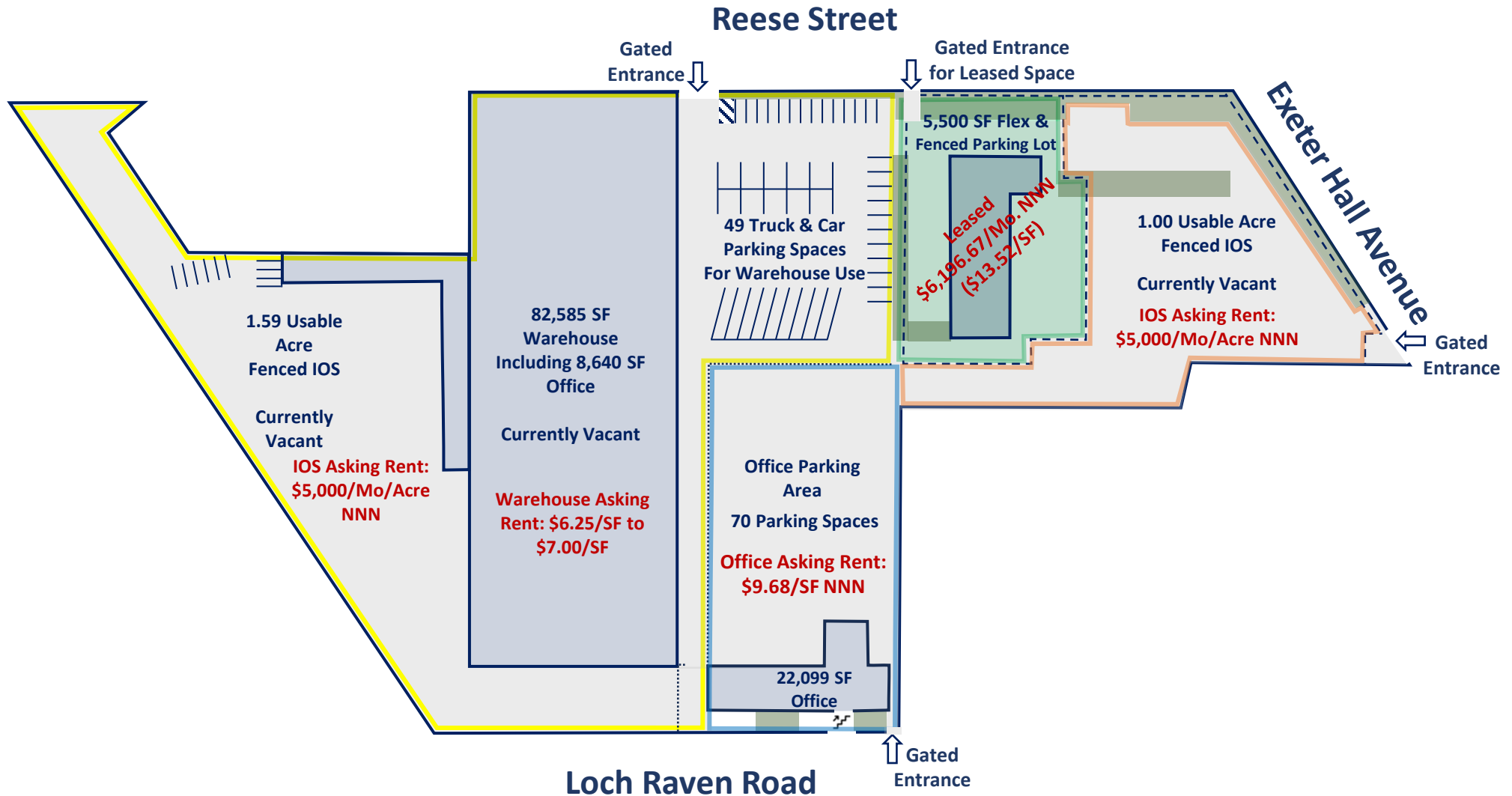
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Offering Summary

Loch Raven Parcel

Exeter Hall Parcel



- 2700 Loch Raven Road parcel can be sold together or separately from 1001 Exeter Hall Avenue parcel

Offering Summary



**Loch Raven
Parcel**

**Exeter Hall
Parcel**

Investment Highlights

Infill Gated Industrial Campus on 7.96 Acres with Ample Outdoor Storage/Parking

Entire site is fenced and lit with an 82,585 SF warehouse, 22,099 SF office & 5,500 SF leased flex building

Seller-Financing Allows for a Monthly Payment that is Roughly Half the Cost of Leasing

Seller will provide financing with a 60% LTV, 6.5% interest rate and interest-only payments for 5-years

Attractive Warehouse Features with Secure Gated Access and Drive-Thru Ability

22' – 36'8" clear heights, 5 truck service bays, 2 wash bays, multiple cranes, 2 docks & 10 drive-in doors

22,099 SF Office Building is Well-Appointed, Fully Furnished and has Ample Parking

Former corporate headquarters building is fully leased and offers an above average parking ratio

NNN-Leased 5,500 SF Flex Building Offers 4% Annual Increases with a 10-Year* Lease

1001 Exeter Hall Ave is NNN-leased through 2033 with upside through leasing remaining IOS space

*tenant has right to terminate the lease at the end of year 6 upon providing 12-month notice

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale of two parcels located at 2700 Loch Raven Road & 1001 Exeter Hall Avenue in Baltimore, Maryland. In total, the property offers 110,194 SF of RBA sitting on 7.96 acres, with ample parking and outdoor storage. 2700 Loch Raven Rd consists of an 82,585 SF warehouse and a separate vacant 22,099 SF office building. 1001 Exeter Hall Ave consists of a leased 5,500 SF flex property with an additional acre of vacant paved IOS area.

The Loch Raven Rd warehouse and separate office sit on a 5.80-acre lot with I-1 zoning and ample paved parking/outdoor storage. The warehouse is configured with two truck wash bays, five maintenance bays, a 7,409 SF storage bay and a large central warehouse space featuring 32'4" – 36'8" clear heights. There are 10 total drive-ins, 2 recessed loading docks, 1 interior dock well and multiple cranes.

Throughout the building, clear heights range from 22' – 36'8". The rear warehouse lot features 1.59 acres of IOS accessible via a gated entrance. The 82,585 SF warehouse and 1.59-acre IOS space are currently being advertised for lease with a negotiable warehouse asking rent and IOS asking rent of \$5,000/Mo./Acre NNN.

The 22,099 SF office building is situated directly on Loch Raven Road with its own gated entrance. As a former corporate headquarters, there is an above-average 3/1,000 parking ratio and the office is fully furnished. The office space is currently vacant with an asking rent of \$9.68/SF NNN.

1001 Exeter Hall is accessible from 2 curb cuts via Reese St and Exeter Hall Ave and can also be accessed from the Loch Raven Rd parcel. The 5,500 SF flex building is leased for 10-years with current annual base rent of \$74,360 and 4% annual escalations. The 1-acre paved IOS space is currently vacant, with an asking rent of \$5,000/Mo./Acre NNN.

Located in the center of Baltimore, a user will have direct access to a large local community of 144,848 residents within 2-miles. A new owner/user also has the option of leasing out spaces they do not use. For a qualified purchaser, the owner is willing to provide seller-financing with a 60% LTV, 6.50% interest rate, and interest-only payments for 5-years.



2700 Loch Raven Parcel



Property Highlights

2700 Loch Raven Road Highlights

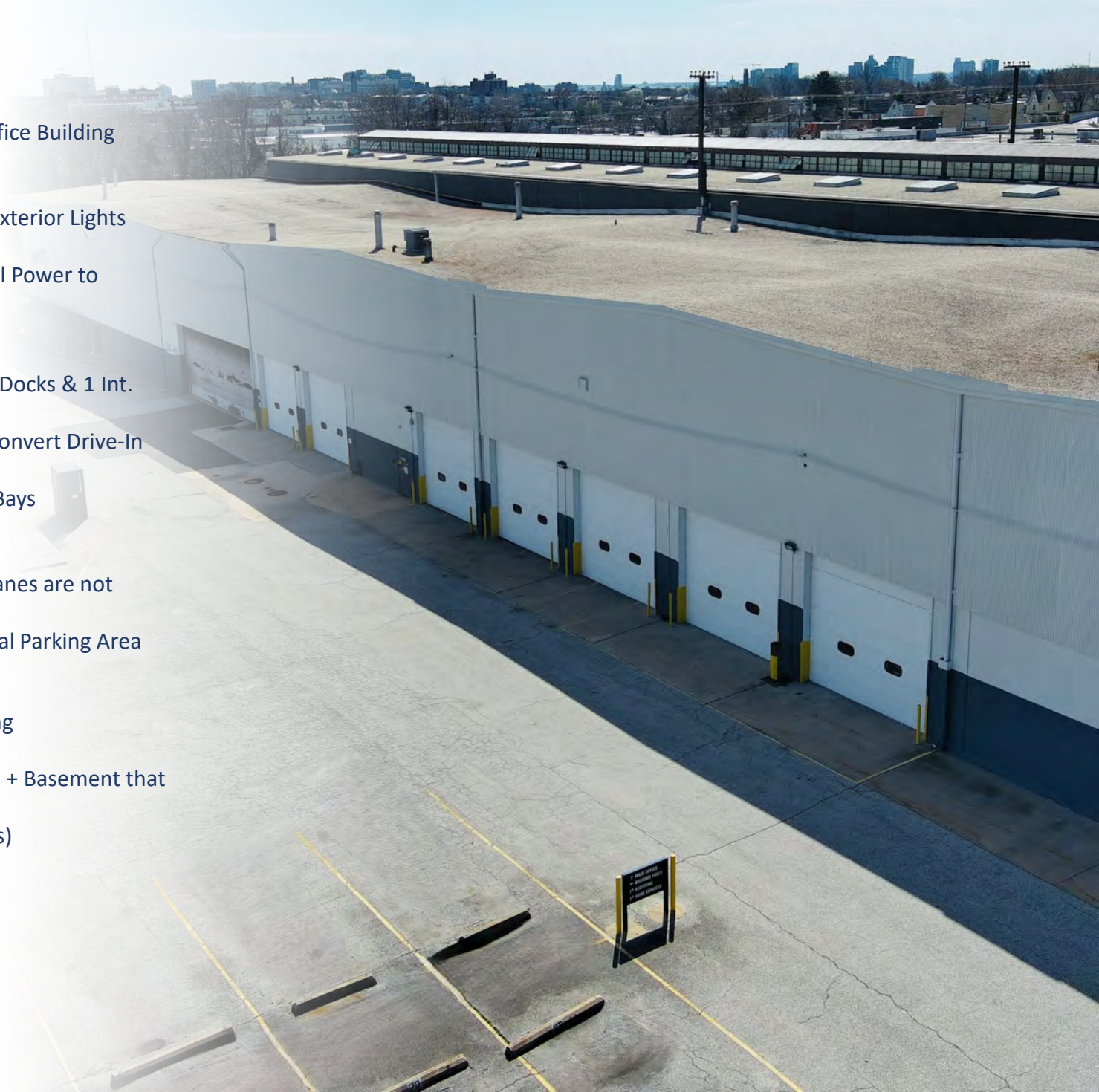
- 82,585 SF Warehouse & 22,099 SF Office Building
- 5.80 Acre Paved Lot with I-1 Zoning
- Fully Fenced, Paved & Lit
- Automatic Gates, Security Cameras, Exterior Lights
- Located in the Heart of Baltimore
- Emergency Generator can Provide Full Power to Warehouse & Office Building

82,585 SF Warehouse Highlights

- 10 Ext. Drive-In Doors, 2 Ext. Loading Docks & 1 Int. Loading Dock Well
- Drive Through Ability & Potential to Convert Drive-In Doors to Loading Docks
- 5 Truck Maintenance Bays & 2 Wash Bays
- 1,200-Amp / 240-Volt Service
- 22' – 36'8" Clear Height
- Multiple Interior Crane Rails (most cranes are not functional)
- 1.59 Acres of IOS Space Plus Additional Parking Area

22,099 SF Office Highlights

- Former Corporate Headquarters Building
- Well-Appointed with High End Finishes
- Fully Furnished and Offering Two Floors + Basement that Could be Converted to Parking
- Above-Average Parking Ratio (70 spaces)



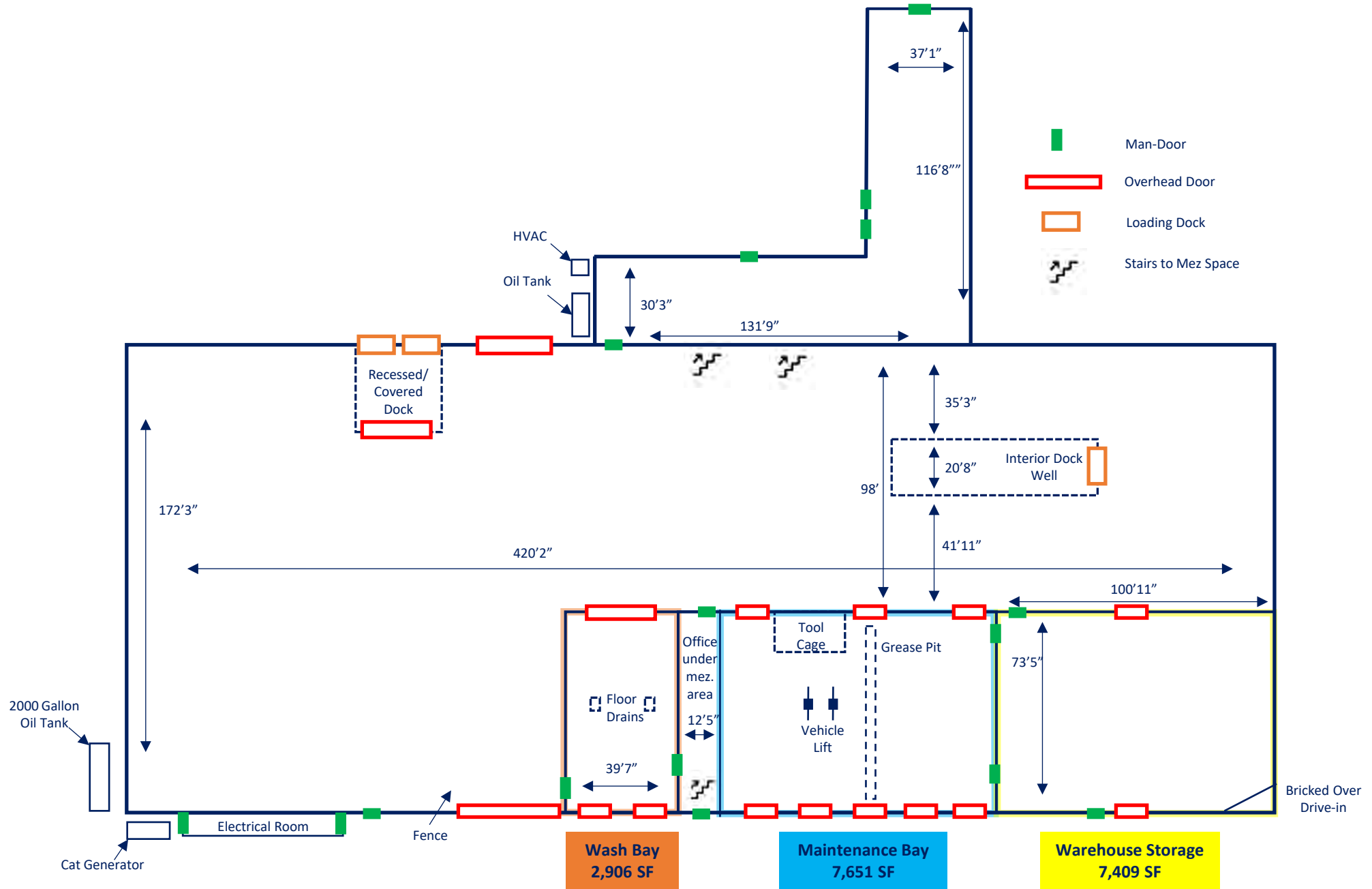
2700 Loch Raven Road Warehouse

Parcel Number	09-04-4086-011
Year Built	1940's
Warehouse Area	73,955 SF (89.54%)
Attached Office	8,640 SF (10.46%)
Lot Size	5.80 Acres (Mostly Paved)
Zoning	I-1
Lot Features	Fenced, Lit & Secured
Clear Heights	22' – 36'8"
Truck Service Bays	5
Truck Wash Bays	2
Ext. Loading Docks	2 24' w x 12' h
Ext. Drive-In Doors	10 (various sizes)
Int. Dock Well	1
Cranes	Multiple
Structure	Exposed truss columns & girders, wide-flange beams & joists and longitudinal truss bracing
Exterior Walls	Corrugated metal and fiber glass on steel frame
Heat	Service bays have ceiling-hung, oil-fired heaters
Boiler	99-mbh New Yorker Cast iron, oil-fired
Air-Conditioning	RTU's & split system heat pumps for office only
Roof	BUR/Gravel & Some EPDM with treated-wood deck
Water	Municipal
Sewer & Drains	City of Baltimore
Electricity	BGE
Power	1,200-Amps, 240-Volts
Lighting	Recently upgraded LED
Sprinkler	None
Bathrooms	6
Backup Generator	438-kVA, 350-kW Caterpillar Brand, Manufac. in 2001



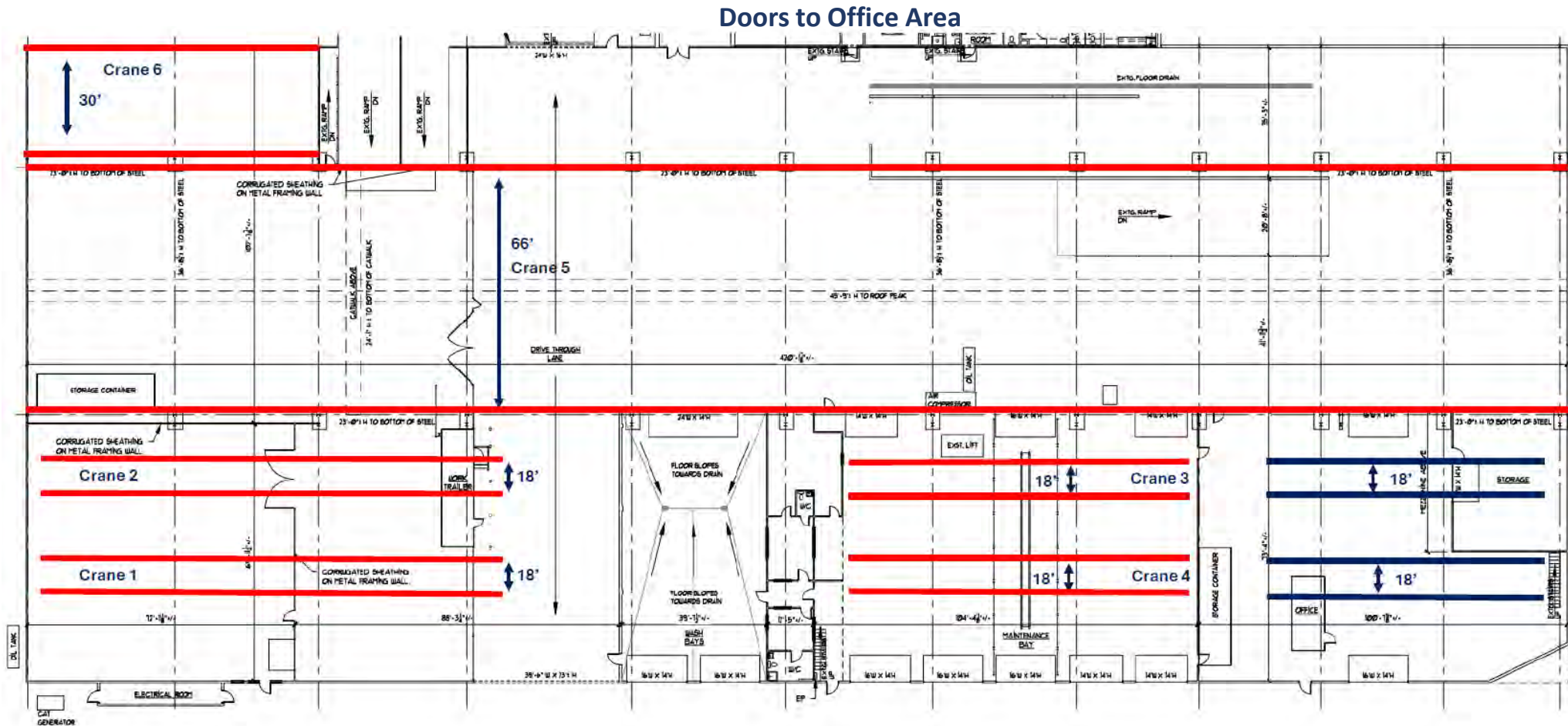
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Warehouse



- Wash Bay, Maintenance Bay and Storage Area's were installed after the buildings construction and could be removed to create one large open warehouse space.
- See next page for column spacing and crane locations.

Crane & Column Locations



- There are multiple crane rails however, most of the cranes are not functional and need to be replaced.
- There are two central rows of columns that are 66' apart. The width between columns varies but is generally 23'.

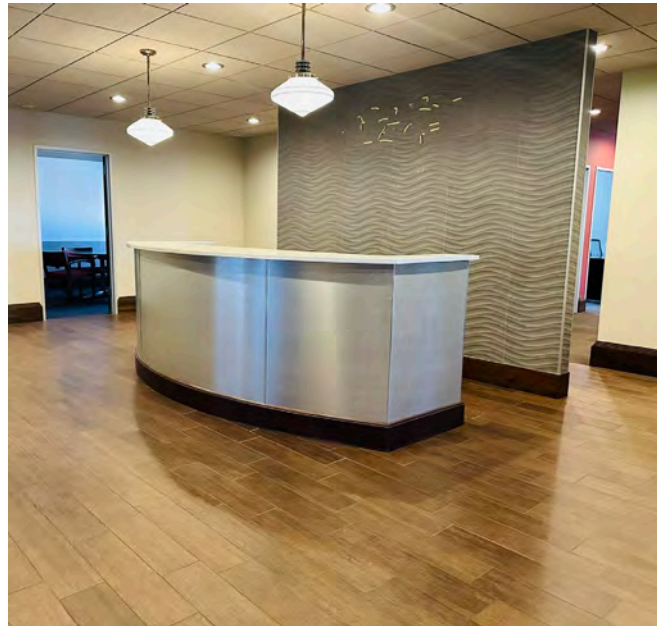


2700 Loch Raven Office Building

Parcel Number	09-04-4086-011
Year Built	1950
Gross Size	22,099 SF
First Floor	7,313 SF
Second Floor	7,323 SF
Basement	7,463 SF
Lot Size	5.80 Acres
Zoning	I-1
Lot Features	Fenced, Lit & Secured
Floors	2 + Basement
Parking	69 Spaces
Structure	Steel
Exterior Walls	Brick
Boiler	Four Weil-McLain No. 2 Fuel Oil, 150 MBH each
Air-Conditioning	29 Mini split systems
Roof	BUR/Gravel
Water	Municipal
Sewer & Drains	City of Baltimore
Electricity	BGE
Power	Undetermined
Lighting	Fluorescent & some LED
Sprinkler	None
Bathrooms	9
Backup Generator	Shared with Warehouse

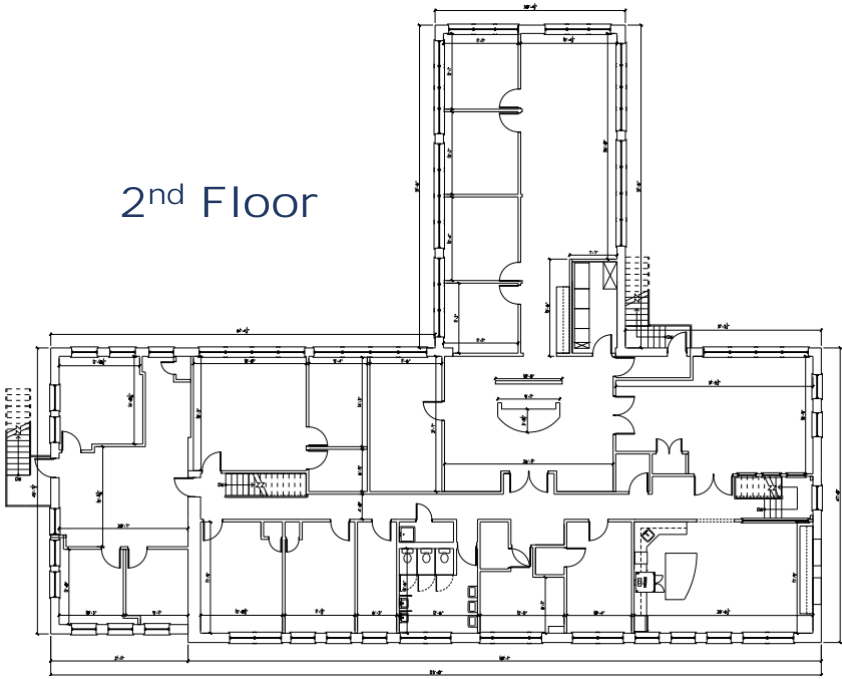


2700 Loch Raven Road Office Pictures

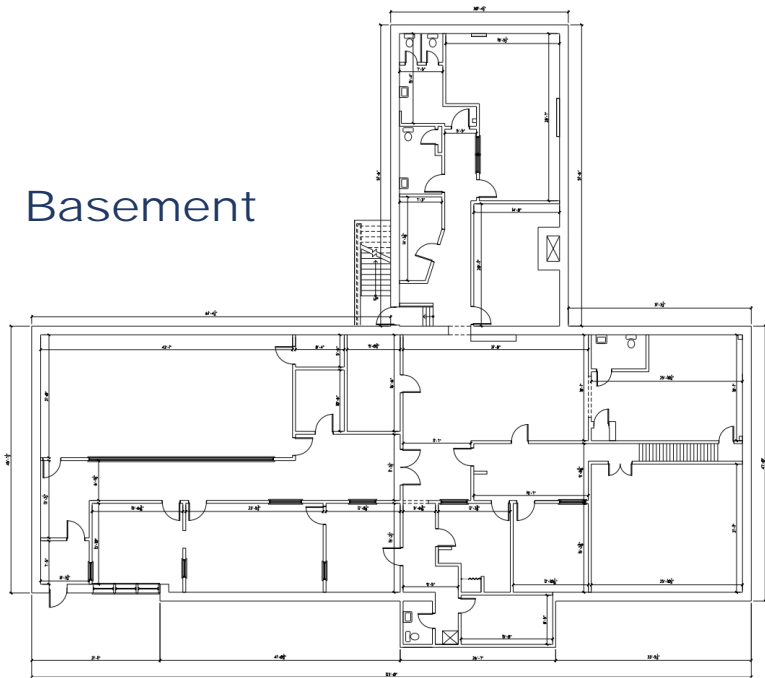


Office Floor Plans

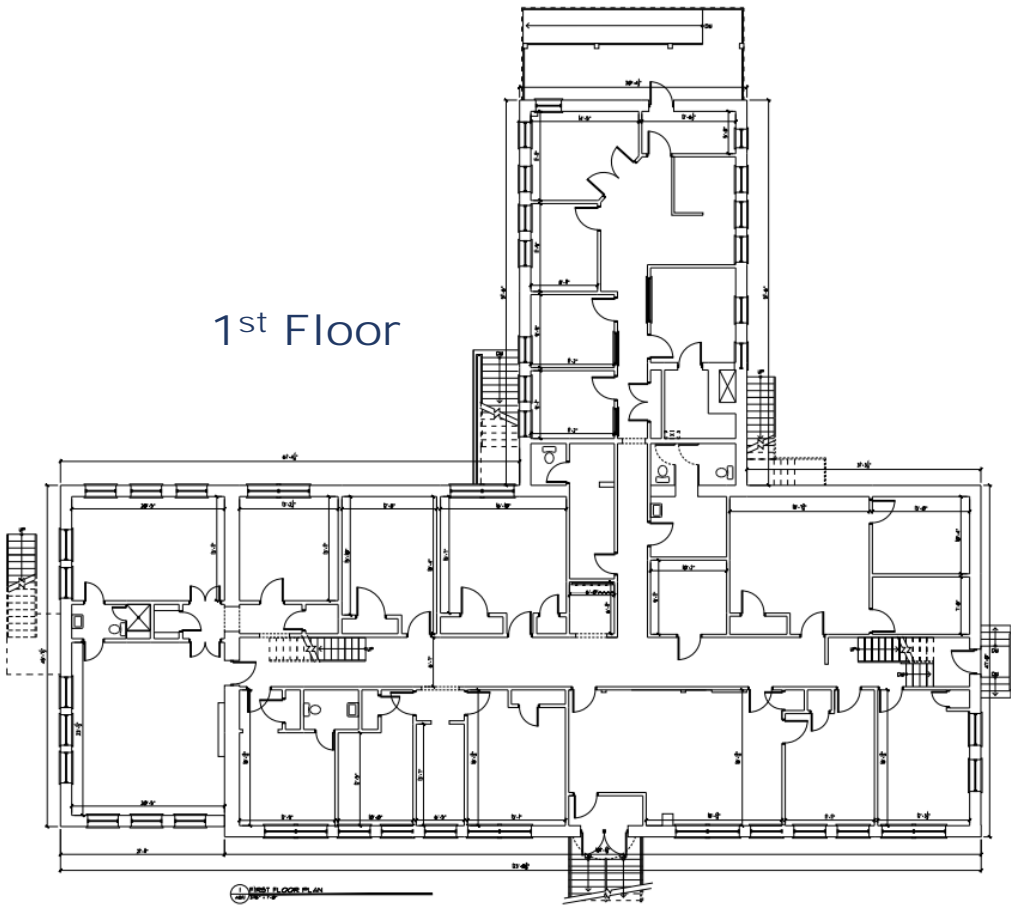
2nd Floor



Basement



1st Floor



1001 Exeter Hall Parcel



Property Highlights

Property Highlights

- 2.16 Acre Paved Lot with I-1 Zoning
- Fully Fenced, Paved & Lit
- Automatic Gates & Security Cameras
- Located in the Heart of Baltimore
- Emergency Generator can Provide Full Power to the Building

5,500 SF Flex Highlights

- High-End Office Finishes with a Loft
- Up to 5 Drive-Thru Bays
- 400-Amps / 120-208 Volts with a Backup Generator
- 1 Acre of Fenced Parking with a Private Gated Entrance
- Includes a Commercial Kitchen
- NNN Leased Thru 8/31/2033

Remaining 1-Acre of IOS/Parking

- 1 Acre of Paved Outdoor Storage or Parking
- Can be Leased for \$5,000/Mo. NNN
- Fenced with a Dedicated Gated Entrance



1001 Exeter Hall Ave Flex Building

Parcel Number	09-04-4086-012
Year Built	Mid-1980's
Building Area	5,500 SF
Lot Size	2.16 Acres
Zoning	I-1
FAR	0.06
Vacant IOS Space	1.00 Acre
Floors	1
Drive-Thru Bays	Up to 5
Structure	Steel frame
Exterior Walls	Brick
Boiler	Burnham MPO-IQ Cast iron, oil-fired
Air-Conditioning	Four RTUs
Roof	Modified bitumen system
Water	Municipal
Sewer & Drains	City of Baltimore
Electricity	BGE
Natural Gas	BGE (Unused)
Power	400-Amps, 120-208-Volts
Lighting	LED
Sprinkler	None
Backup Generator	One Generator



1001 Exeter Hall Avenue

Reese Street

Exeter Hall Avenue

East 28th Street

Gated Entrance
for Tenant

1 Acre Fenced
Area Leased by
Sarah Car Care, Inc.

Leasable/Usable Outdoor Storage
or Parking Area

Paved Area: 1.00 Acre

Gated Entrance

Connected to 2700 Loch Raven Road

2700 Loch Raven Road

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Flex Building Lease Summary

Tenant:	Sarah's Car Care, Inc. (Sarahcarcare.com)
Lease Type:	NNN
Lease Commence:	September 1, 2023
Lease Expiration:	August 31, 2033
Base Rent:	\$74,360 (\$13.52/SF)
Rent Escalations:	4% Annual Escalations
Renewal Options:	One 5-Year Option
Renewal Rent:	Prevailing Fair Market Rent
Tenant Termination Option:	At the end of Year 6, with 12 Month Notice
Security Deposit:	\$11,460
Proportionate Share:	100% of Exeter Hall Parcel Expenses
Tenant Responsibilities:	Proportionate share of taxes, insurance & common area charges, including repairs, management, maintenance, operations, replacements, common area electric.
Landlord Responsibilities:	Roof & Structure



Zoning

Purpose

The Light Industrial (I-1) district is intended to provide space to attract a variety of labor-intensive light industrial uses; apply site development standards which will result in an attractive, conventional light industrial environment; create a distinct light industrial character, setting it apart from both the more intense industrial zones and the high-traffic generating commercial zones; and to provide for a land use mix which is designed to sustain a light industrial character.

Building Restrictions

- I-1 Maximum Building Height: 60'
- I-1 Front Setbacks: 10'
- I-1 Rear Setbacks: 20'
- I-1 Side Setbacks: 10'*

*From adjoining land in any nonresidential zone.





Dedicated Wash Bay

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