

FOR LEASE

2700 Loch Raven Road
BALTIMORE, MARYLAND

*14,903 SF to 82,585 SF Available for Lease
Up To 2.59 Acres of Parking/Outdoor Storage
Up to 32' Ceilings | Cranes | Drive-In & Dock Access*



Marcus & Millichap

Offering Summary

**2700 Loch Raven Rd
Baltimore, MD 21218**

Warehouse:	82,585 SF (incl. office)
Office Area:	8,640 SF
Available Space:	14,903 SF to 82,585 SF
Outdoor Storage:	2.59 AC (plus parking lot)
Clear Height:	22'-36'8"
Drive-In Doors:	10
Docks:	2 (plus an int. dock well)
Property Zoning:	I-1 (Light Industrial)

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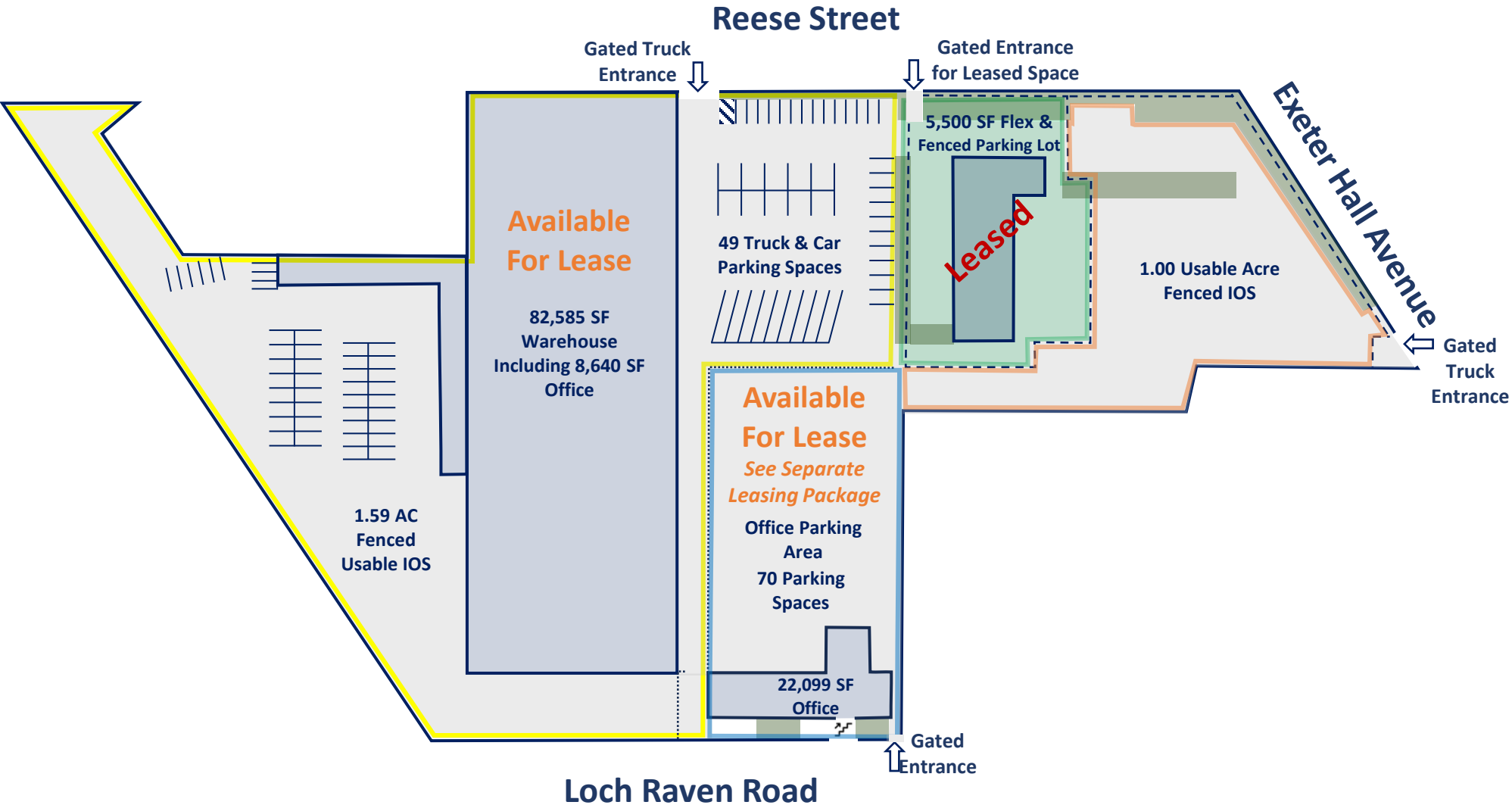
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Offering Summary

Loch Raven Parcel

Exeter Hall Parcel



14,903 SF to 82,585 SF Available For Lease

Suite A - 19,908 SF **\$7.00/SF NNN**

- Multiple drive-in doors can be added as needed
- Two loading docks
- Multiple crane rails are installed
- One large open space with columns but no interior walls
- Excess parking/outdoor storage is available

Suite B - 14,903 SF **\$6.75/SF NNN**

- Front and rear oversized drive-in doors
- Includes a large truck wash bay with two drive-in doors
- Includes a small office/ break-area
- Excess parking/outdoor storage is available

Suite C - 20,275 SF **\$6.75/SF NNN**

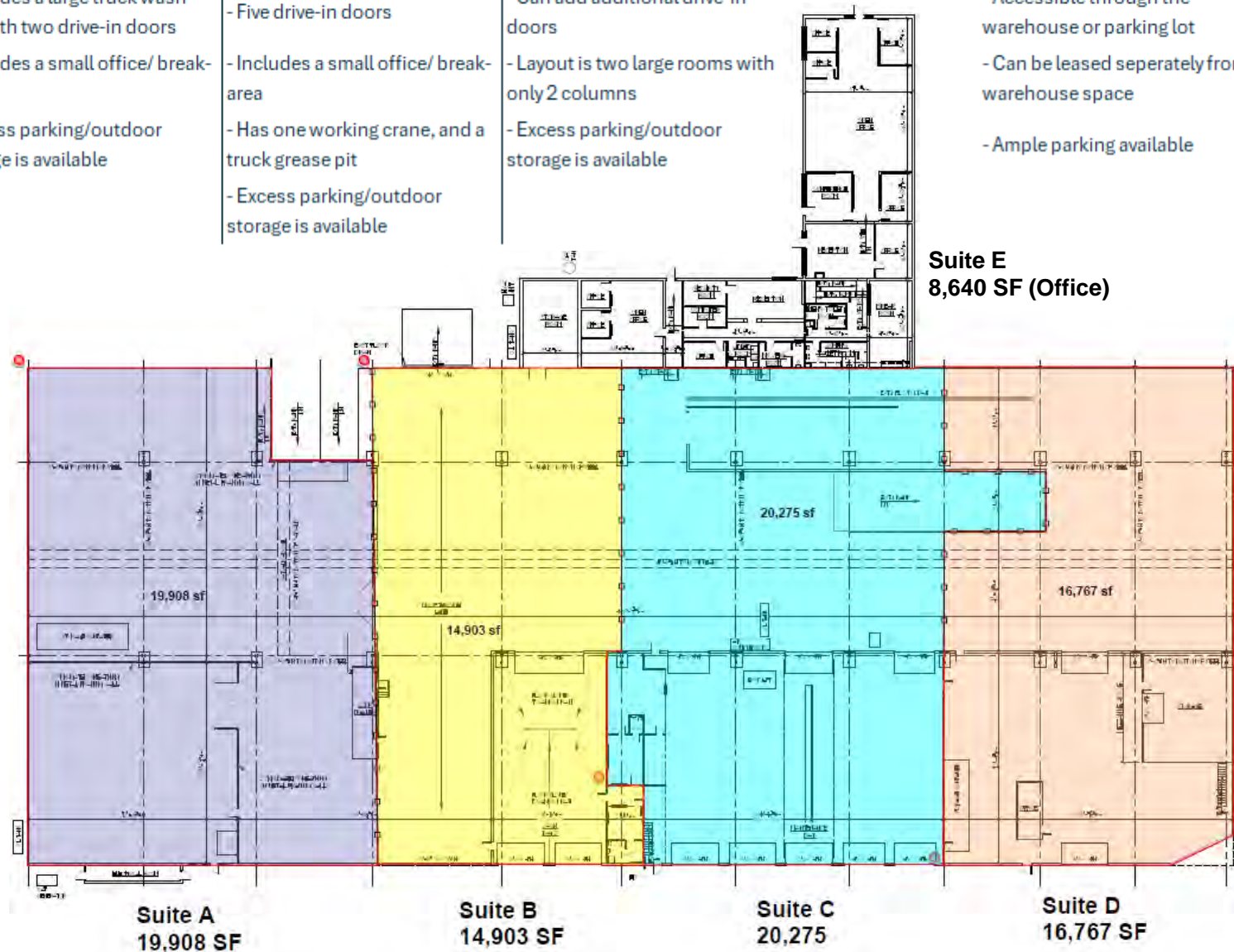
- Includes a large truck maintenance bay
- Five drive-in doors
- Includes a small office/ break-area
- Has one working crane, and a truck grease pit
- Excess parking/outdoor storage is available

Suite D - 16,767 SF **\$6.25/SF NNN**

- Includes one front drive-in door
- Can add additional drive-in doors
- Layout is two large rooms with only 2 columns
- Excess parking/outdoor storage is available

Suite E - 8,640 SF (office) **\$12.50/SF NNN**

- Fully built-out one-story office
- Accessible through the warehouse or parking lot
- Can be leased separately from warehouse space
- Ample parking available





Suite A
19,908 SF

Suite B
14,903 SF

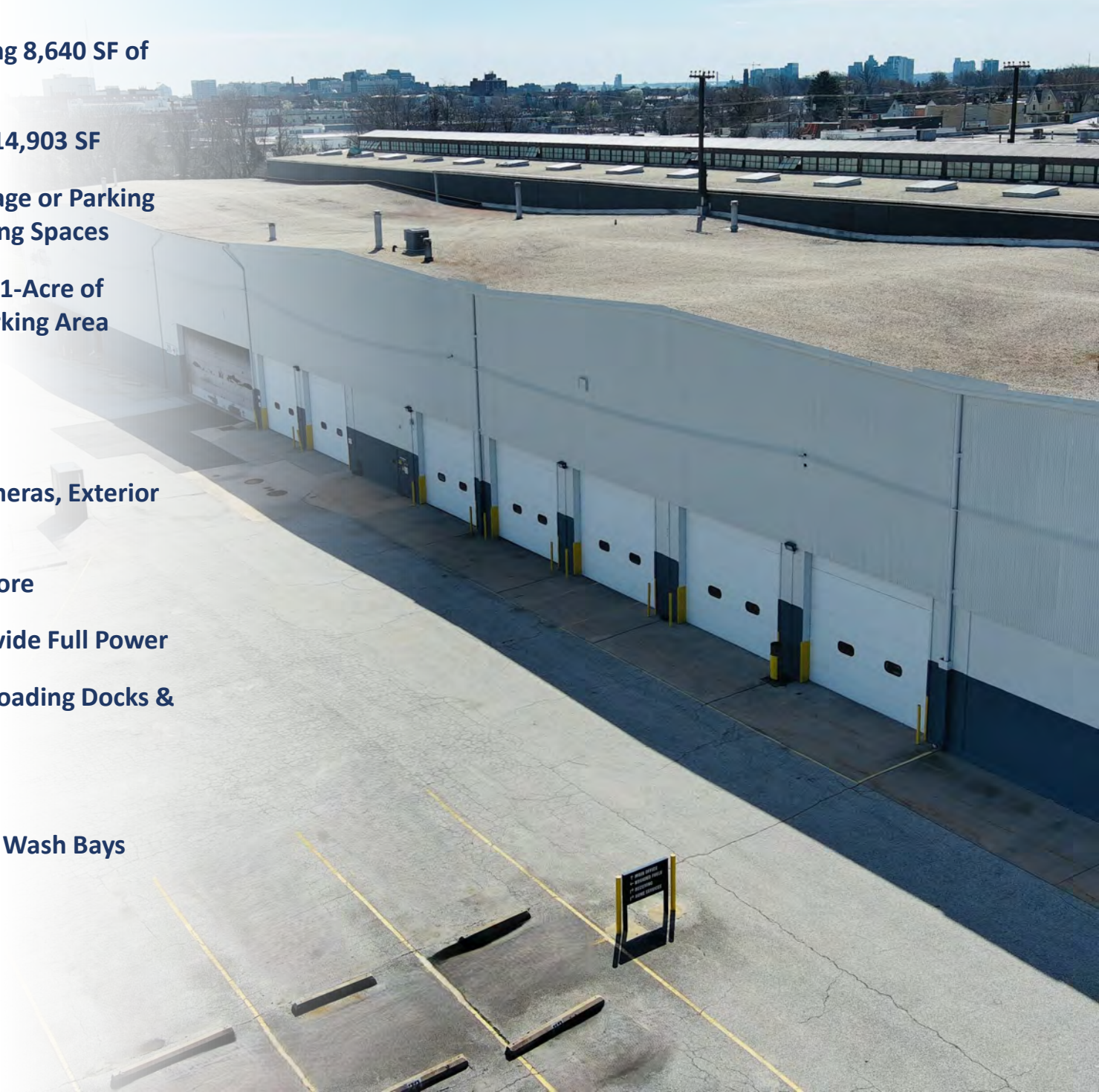
Suite C
20,275 SF

Suite D
16,767 SF

Suite E
8,640 SF
(Office)

Warehouse Highlights

- 82,585 SF Warehouse, Including 8,640 SF of Office
- Can Be Divided to As Little as 14,903 SF
- 1.59 Acre Paved Outdoor Storage or Parking Area Plus 49 Truck & Car Parking Spaces
- Option to Lease an Additional 1-Acre of Adjacent Outdoor Storage/Parking Area
- 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
- 10 Ext. Drive-In Doors, 2 Ext. Loading Docks & 1 Int. Loading Dock Well
- Drive Through Ability
- 5 Truck Maintenance Bays & 2 Wash Bays
- 1,200-Amp / 240-Volt Service
- 22' – 36'8" Clear Height
- Multiple Interior Cranes



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 Updated LED
Sprinkler	None
Bathrooms	6
Backup Generator	438-kVA, 350-kW Caterpillar Brand, Manufac. in 2001



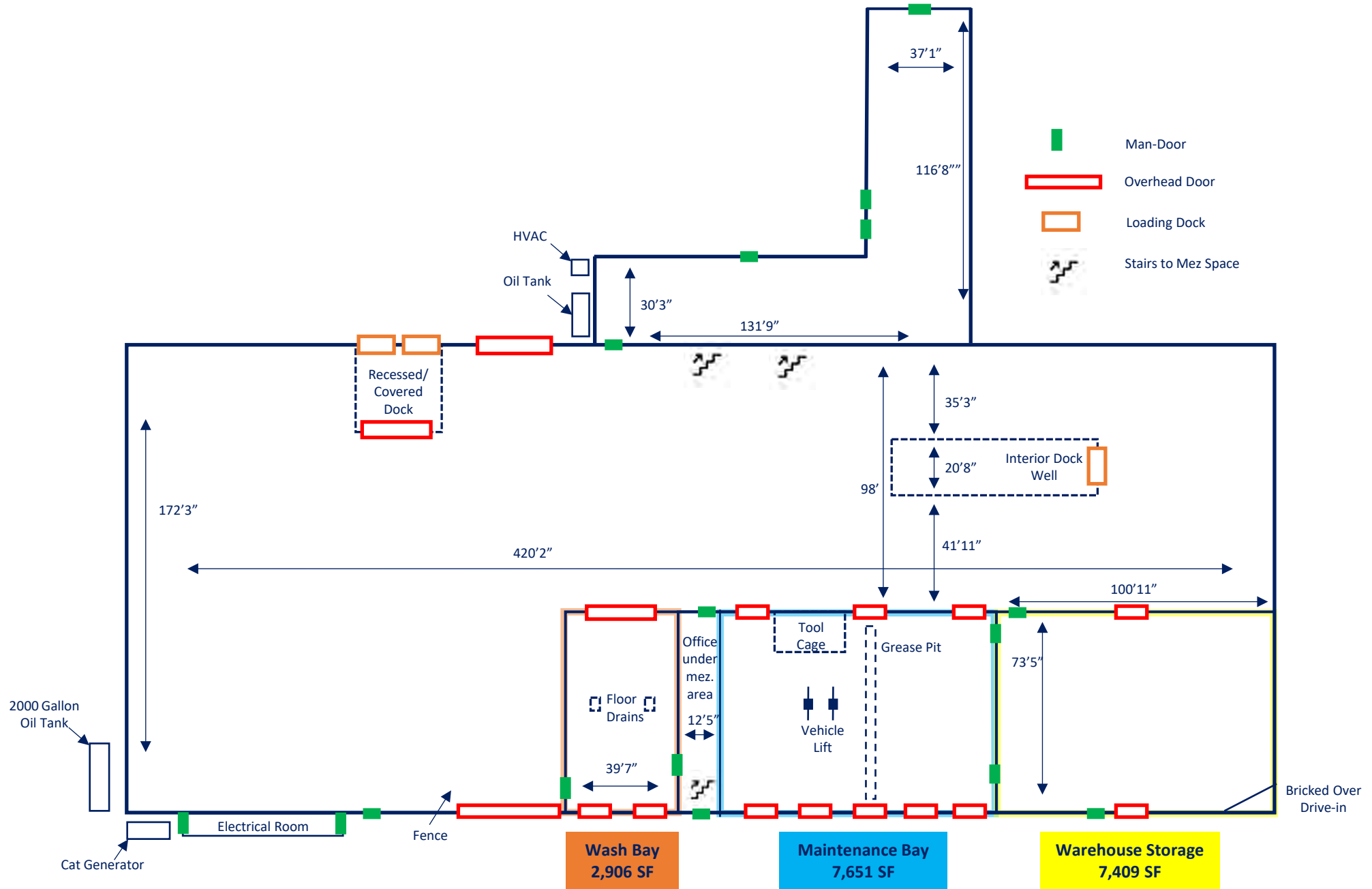
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2.700 Loch Raven IOS

1.59 AC
Fenced
Usable IOS

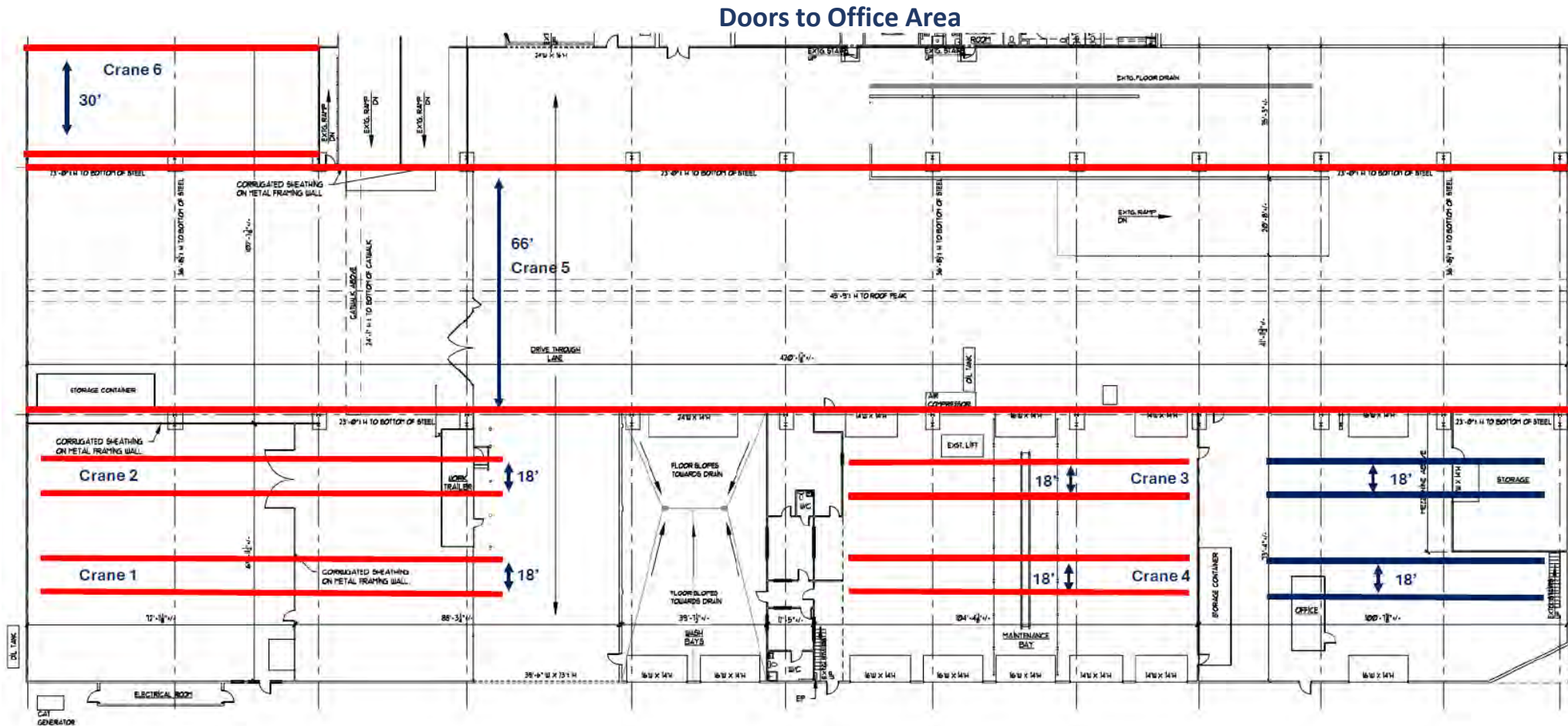


Warehouse Layout



* 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.

Crane & Column Locations



- There are multiple crane rails however, most of the cranes are not functional and need to be replaced.
- Crane 4 is functional.
- There are two central rows of columns that are 66' apart. The width between columns varies but is generally 23'.



Additional Outdoor Storage Lot

Lot Rent: *\$1.65/SF NNN*

Property Highlights

- Paved Lot with I-1 Zoning
- Fully Fenced, Paved & Lit
- Automatic Gates
- Located in the Heart of Baltimore

1-Acre of IOS/Parking

- 1-Acre of Usable/Paved Outdoor Storage/Parking
- Mostly Asphalt-Paved
- Fenced with a Dedicated Gated Entrance



1001 Exeter Hall Avenue

Reese Street

Exeter Hall Avenue

East 28th Street

Gated Entrance
for Tenant

Currently Leased

For Lease
Outdoor Storage
or Parking Area
Paved Area: 1.00 Acres

Gated Entrance

Connected to 2700 Loch Raven Road

2700 Loch Raven Road

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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.

Use Table: <https://planning.baltimorecity.gov/sites/default/files/I.pdf>

Drive Times

I-83: 5 Min.

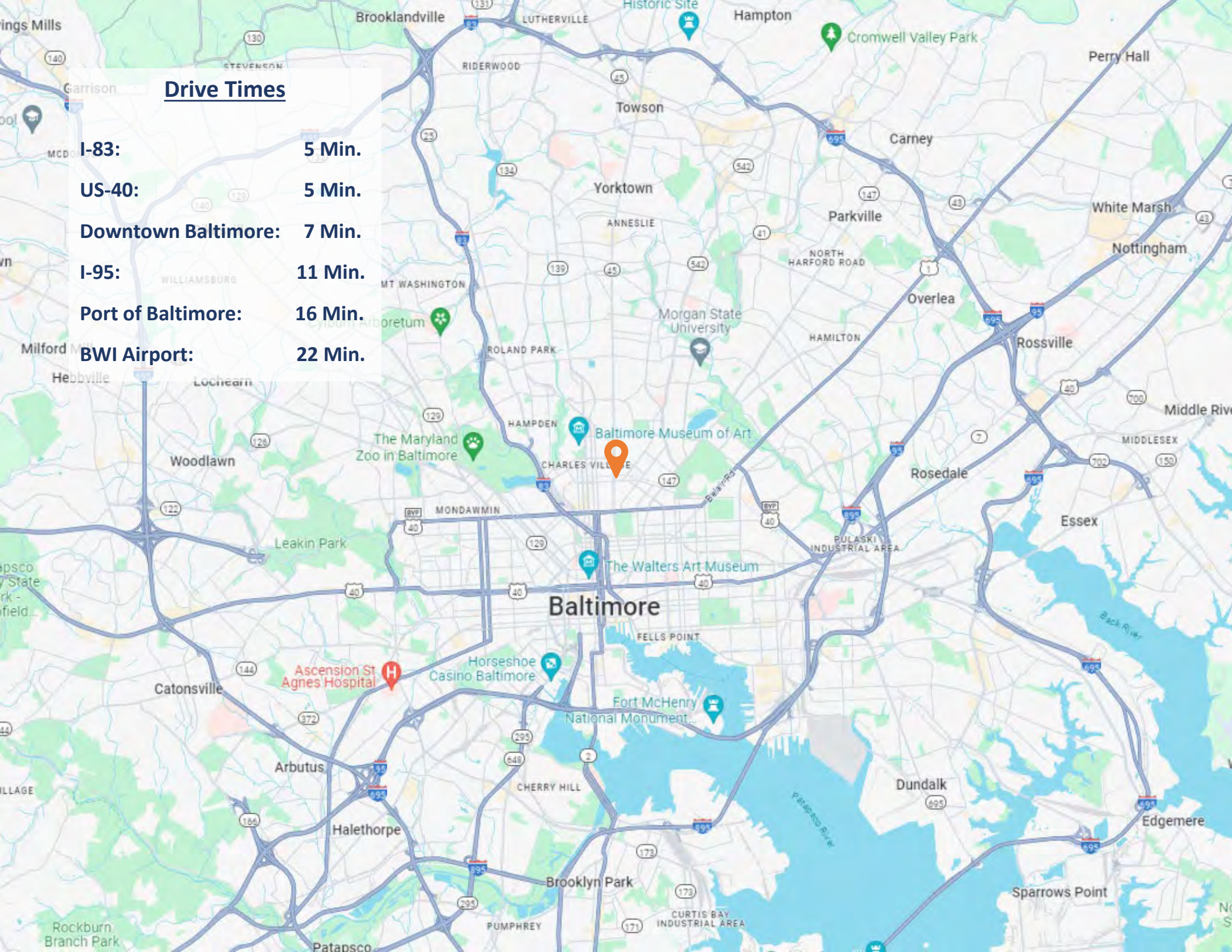
US-40: 5 Min.

Downtown Baltimore: 7 Min.

I-95: 11 Min.

Port of Baltimore: 16 Min.

BWI Airport: 22 Min.





Dedicated Wash Bay

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