

AVAILABLE FOR LEASE

2700 Loch Raven Rd & 1001 Exeter Hall Ave
BALTIMORE MARYLAND

- 82,585 SF Warehouse with Outdoor Storage
- 1 Acre Paved & Fenced Outdoor Storage Site
- Located in the Center of Baltimore



Marcus & Millichap

Offering Summary

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

2700 Loch Raven Road Warehouse

Warehouse: 82,585 SF
Outdoor Storage: 1.59 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)

- **Property is also available for purchase.
Speak to listing agent for additional details.**

Listing Contacts:

Marcus & Millichap

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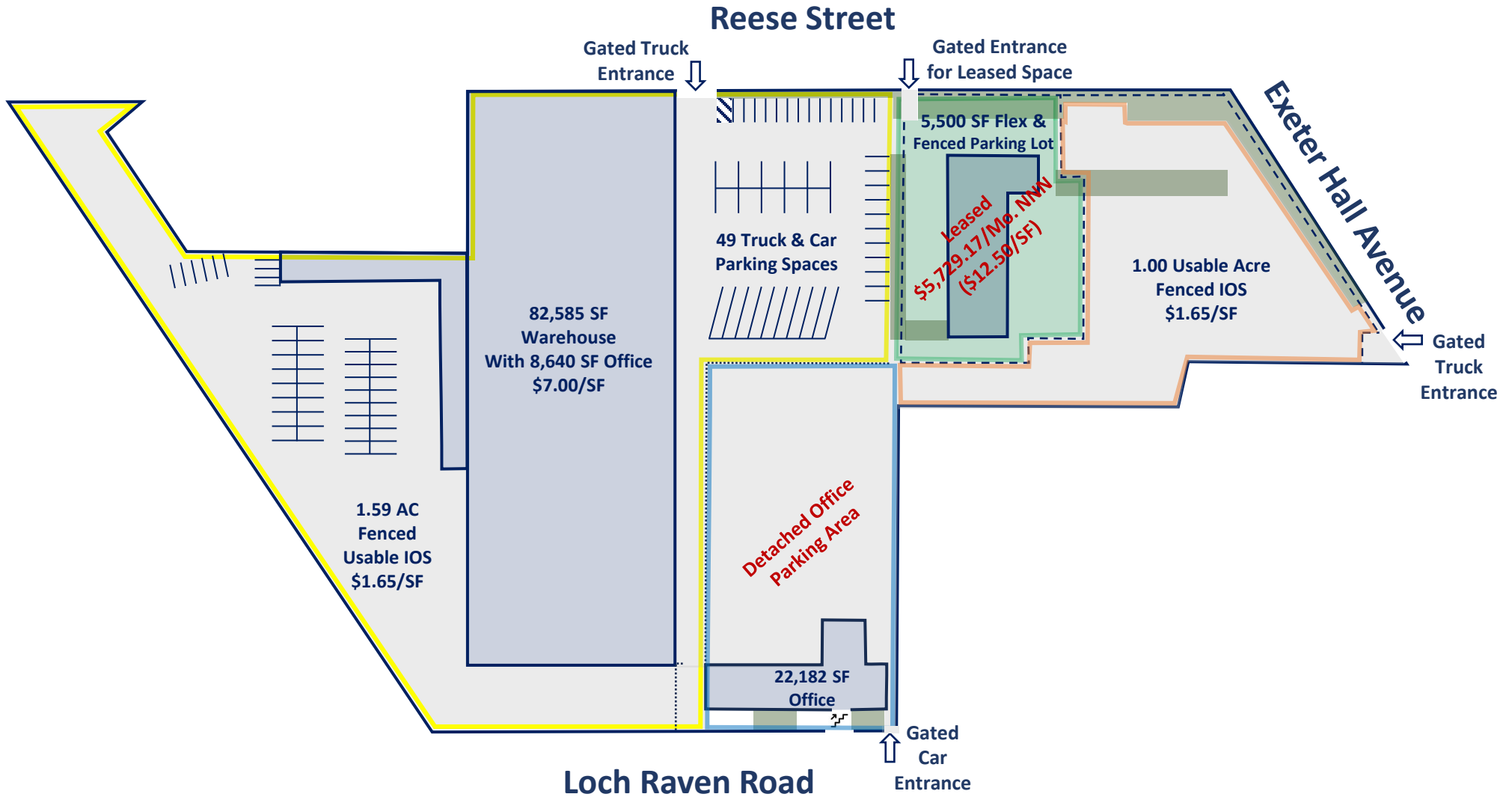
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Offering Summary

Loch Raven Parcel

Exeter Hall Parcel



Warehouse Highlights

Building Rent: \$7.00/SF NNN

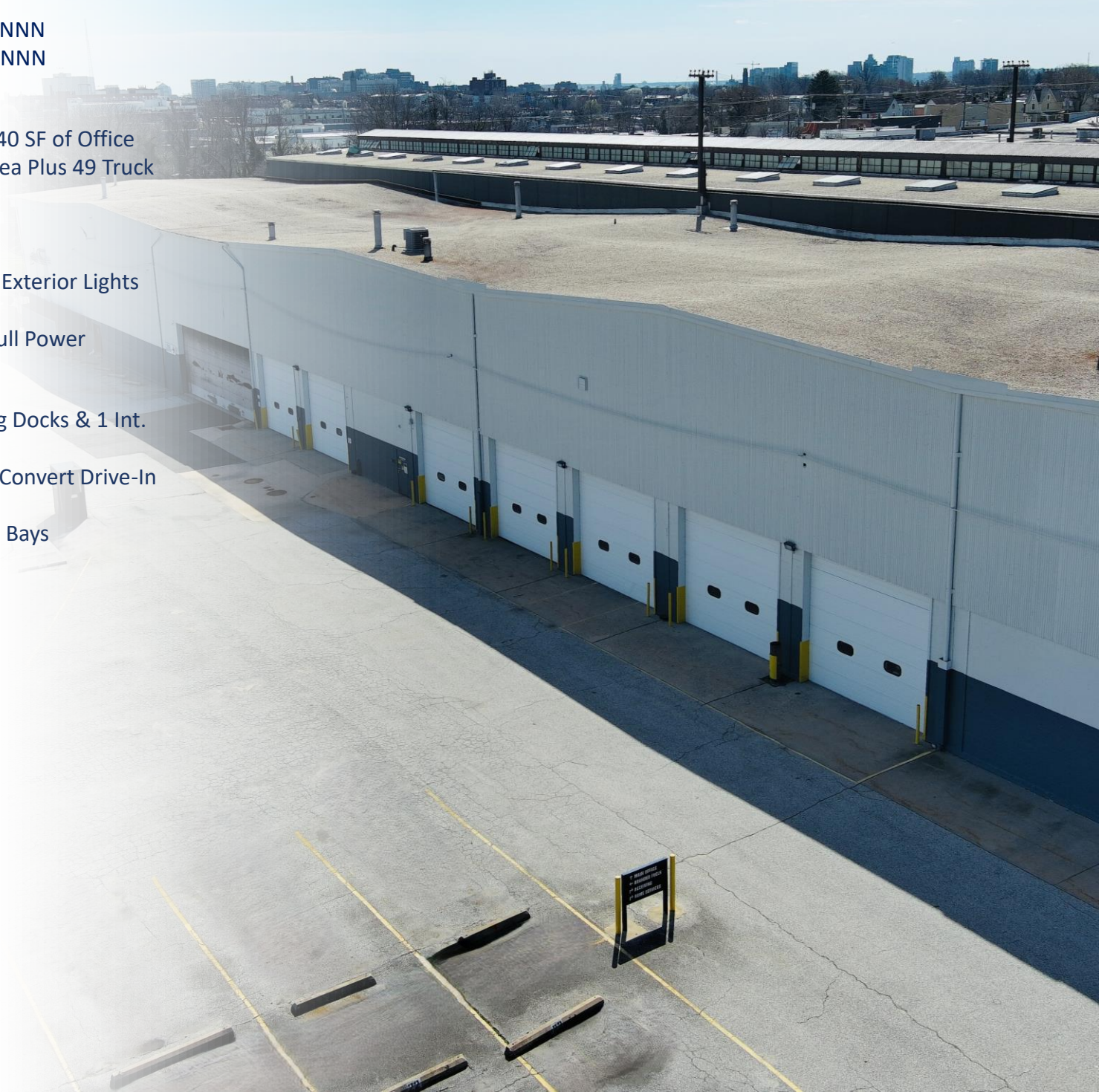
Paved Outdoor Storage Rent: \$1.65/SF NNN

2700 Loch Raven Road Highlights

- 82,585 SF Warehouse, Including 8,640 SF of Office
- 1.59 Acre Paved Outdoor Storage Area Plus 49 Truck & Car Parking Spaces
- 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

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 Cranes

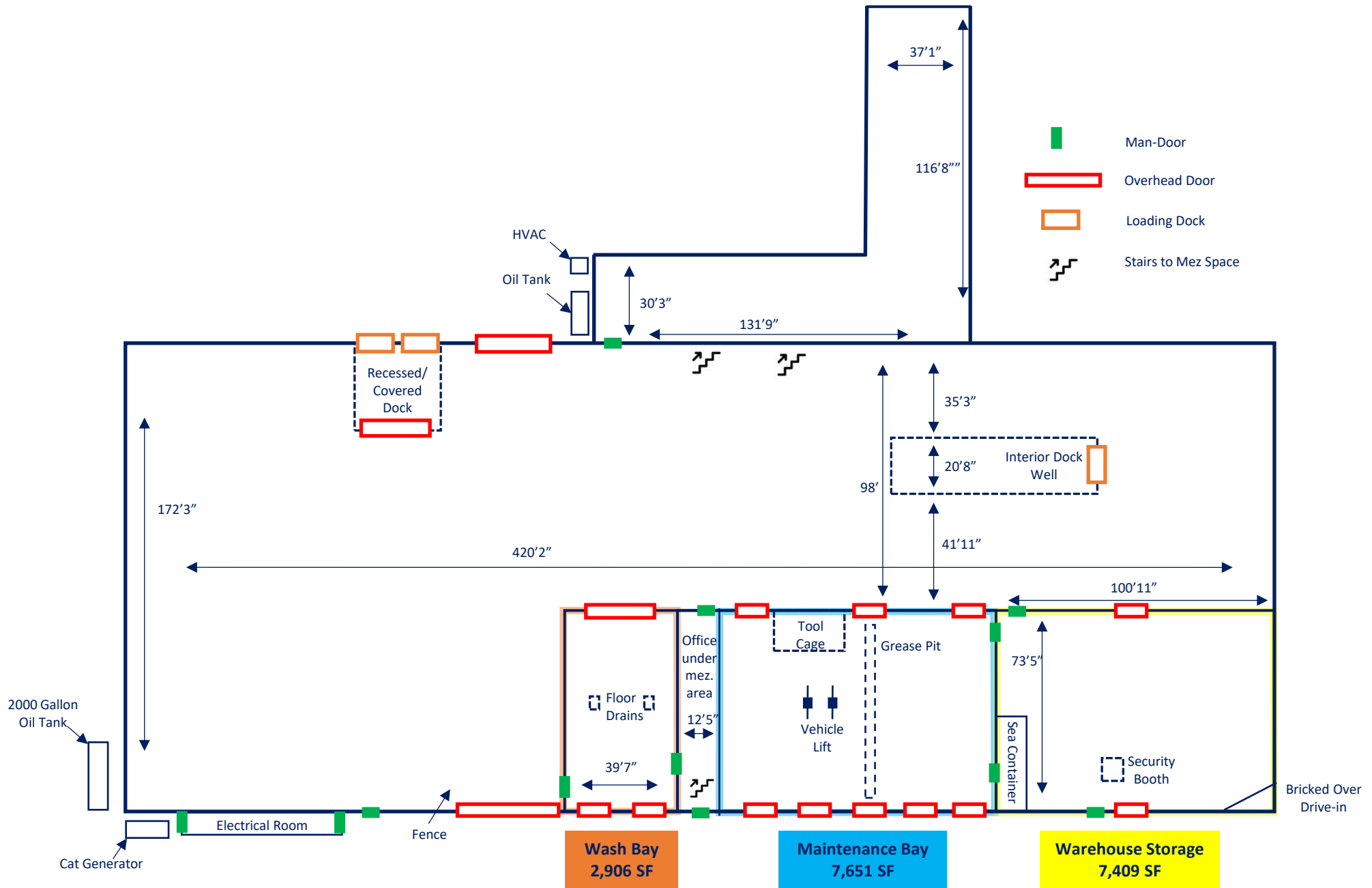


2700 Loch Raven Road Warehouse

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



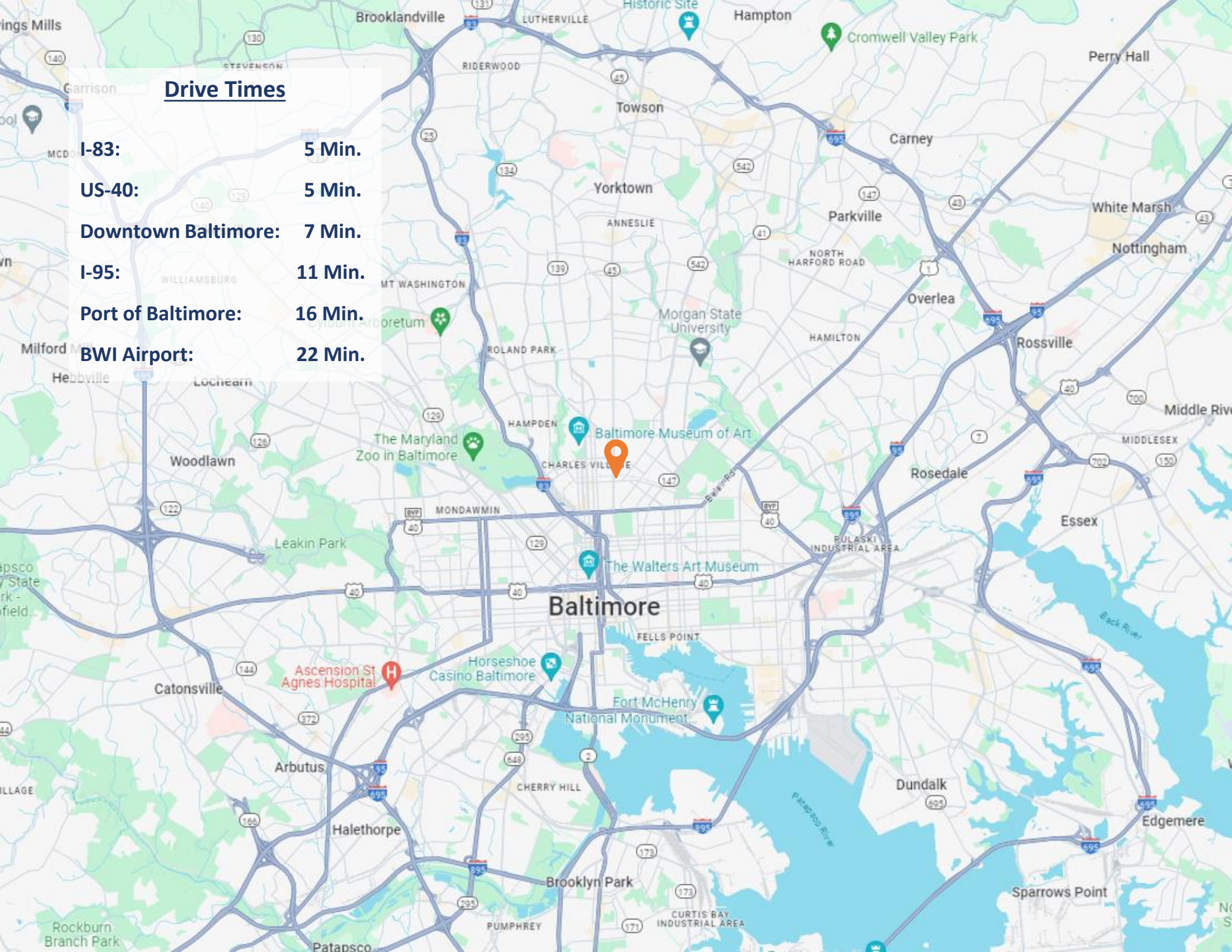
Warehouse Site Plan



* 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.

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.



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