



# COLD STORAGE WAREHOUSE

2525-2527 LOCH RAVEN ROAD | BALTIMORE, MARYLAND 21218

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 16,038 SF ± cold storage warehouse
- Existing freezers/coolers can convey
  - » 16x20 Freezer
  - » 24x30 Freezer
  - » 15x16 Freezer
  - » 50x30 Cooler
  - » 30x22 Cooler
- Easy access to I-83 and Downtown Baltimore
- Located in an Opportunity Zone

SIZE:	16,038 SF ±
EXTERIOR LOT:	.63 ACRES ±
CLEAR HEIGHT:	12' ±
COLUMNS:	31' W x 25' D ±
DOCKS:	2 (8' x 8', COVERED, W/ PIT LEVELERS)
DRIVE-INS:	1 (8' x 8')
ZONING:	C-4 (HEAVY COMMERCIAL DISTRICT)
ELECTRIC:	120/208 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.





# FOR MORE INFO CONTACT:



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**ALTON CURRY**

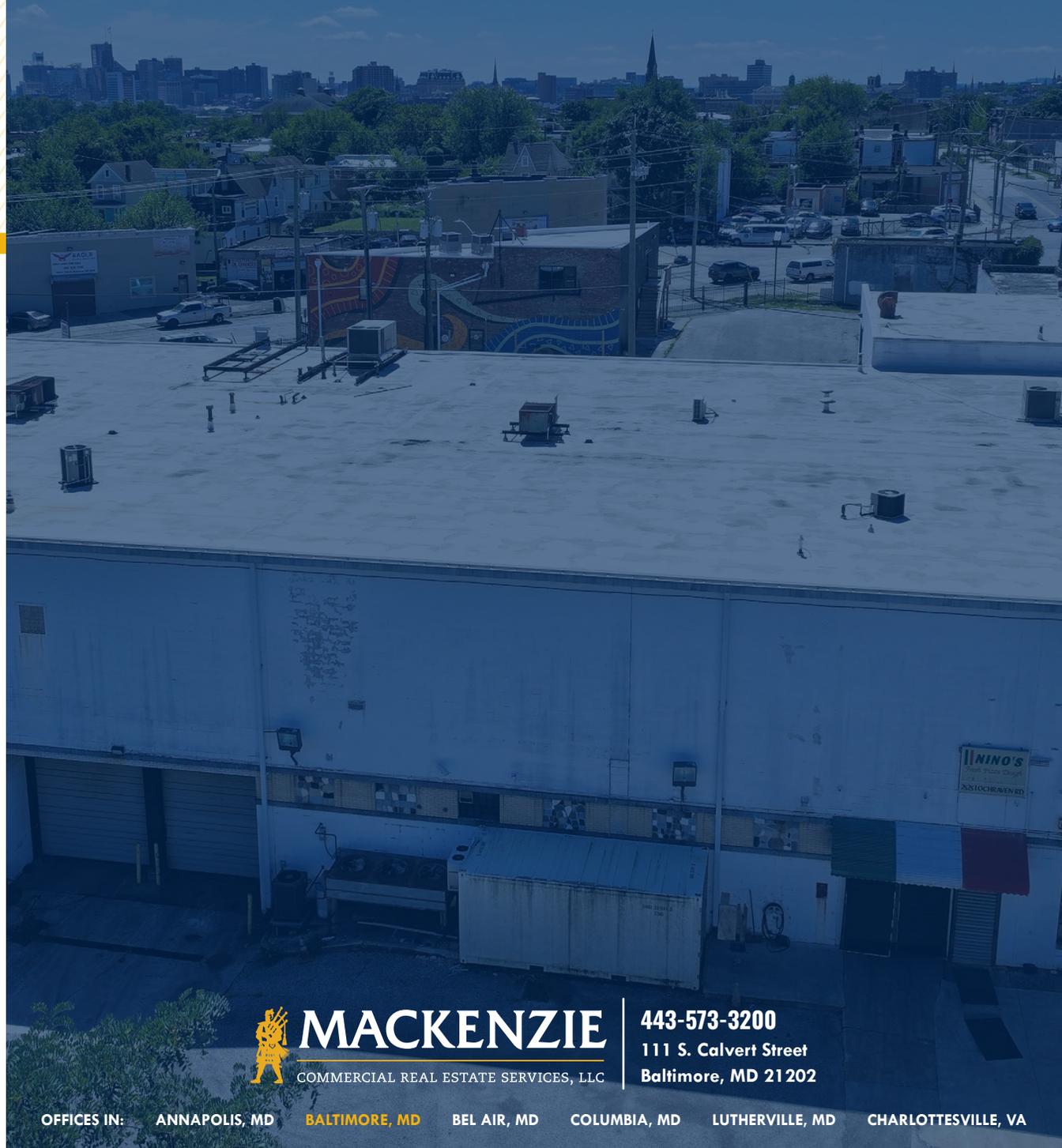
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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