



COLD STORAGE WAREHOUSE

2525-2527 LOCH RAVEN ROAD | BALTIMORE, MARYLAND 21218

FOR
SALE



PROPERTY OVERVIEW

HIGHLIGHTS:

- 16,038 SF \pm 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 \pm
EXTERIOR LOT:	.63 ACRES \pm
CLEAR HEIGHT:	12' \pm
COLUMNS:	31' W x 25' D \pm
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



GOOGLE STREET VIEW

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

E 25TH ST

16,038 SF⁺
1ST FLOOR

N

LOCAL BIRDSEYE

DOWNTOWN BALTIMORE



TRADE AREA

- DRIVING DISTANCE TO:



0.6 MILES
3 MIN. DRIVE



1.4 MILES
7 MIN. DRIVE



1.8 MILES
8 MIN. DRIVE



8.7 MILES
23 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)



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.



FOR MORE INFO CONTACT:



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203
MCURRAN@mackenziecommercial.com



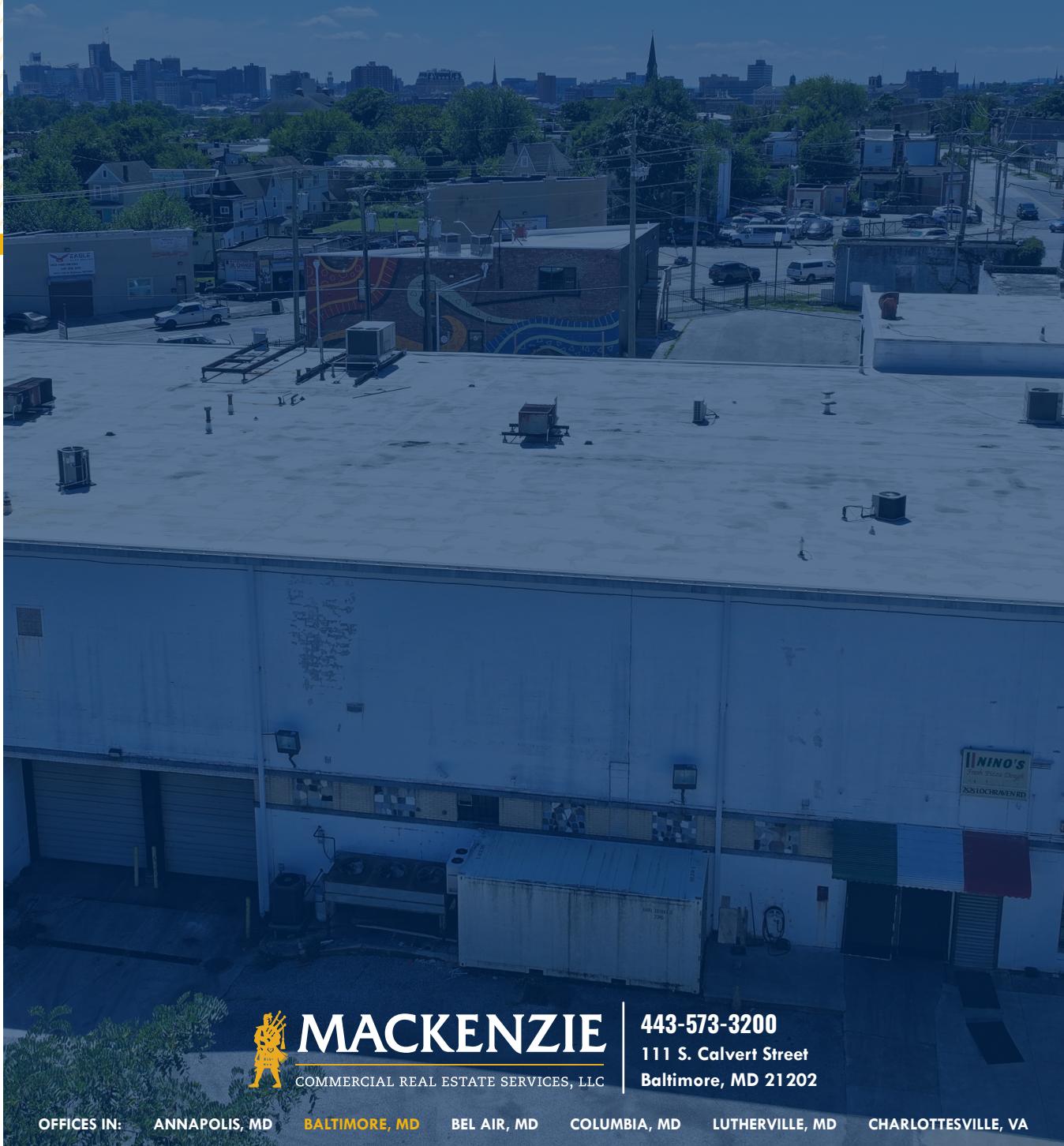
ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881
AMEEDER@mackenziecommercial.com



DANIEL HUDAk, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205
DHUDAK@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.