



COLD STORAGE WAREHOUSE

2525-2527 LOCH RAVEN ROAD | BALTIMORE, MARYLAND 21218

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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



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.



TRADE AREA

DRIVING DISTANCE TO:

1 0.6 MILES
3 MIN. DRIVE

83 1.4 MILES
7 MIN. DRIVE

40 1.8 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helea Delich Bentley
8.7 MILES
23 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
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

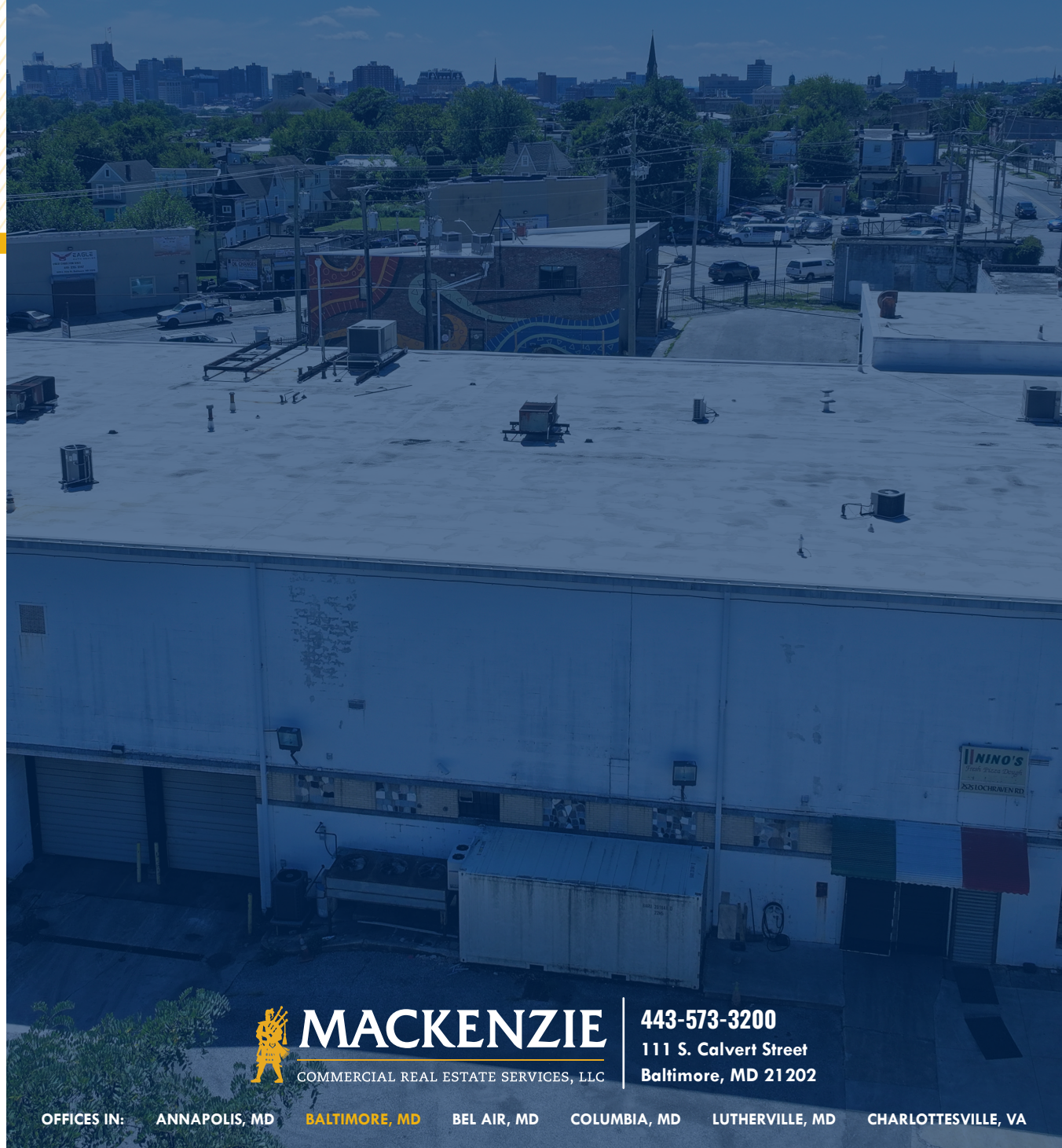
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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

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.