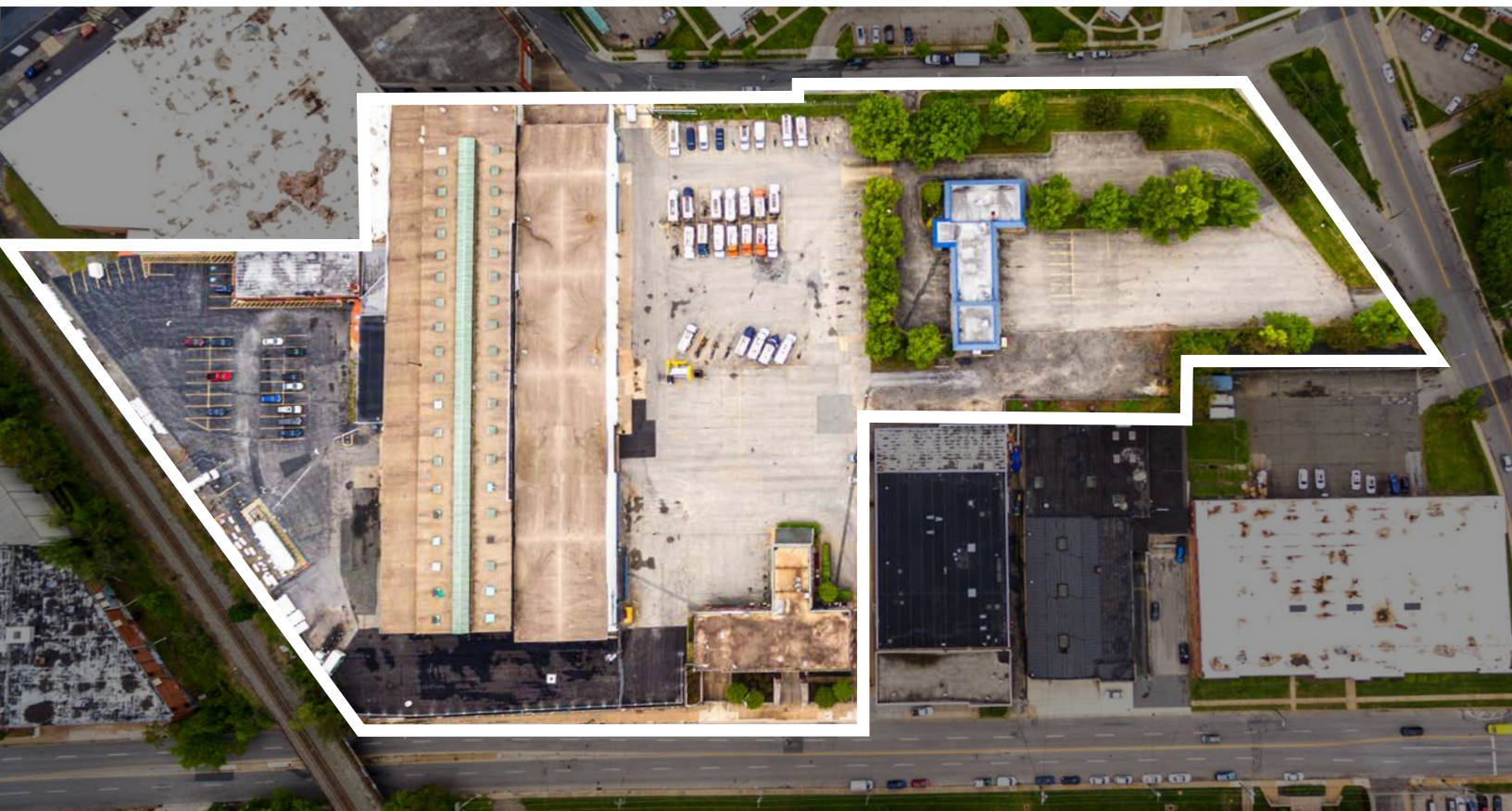




1788 HOLDINGS

5,500 - 80,000 SF on 8 acres

**AVAILABLE FOR LEASE**



**2700 Loch Raven Road, Baltimore, MD**

**1001 Exeter Hall Avenue, Baltimore, MD**



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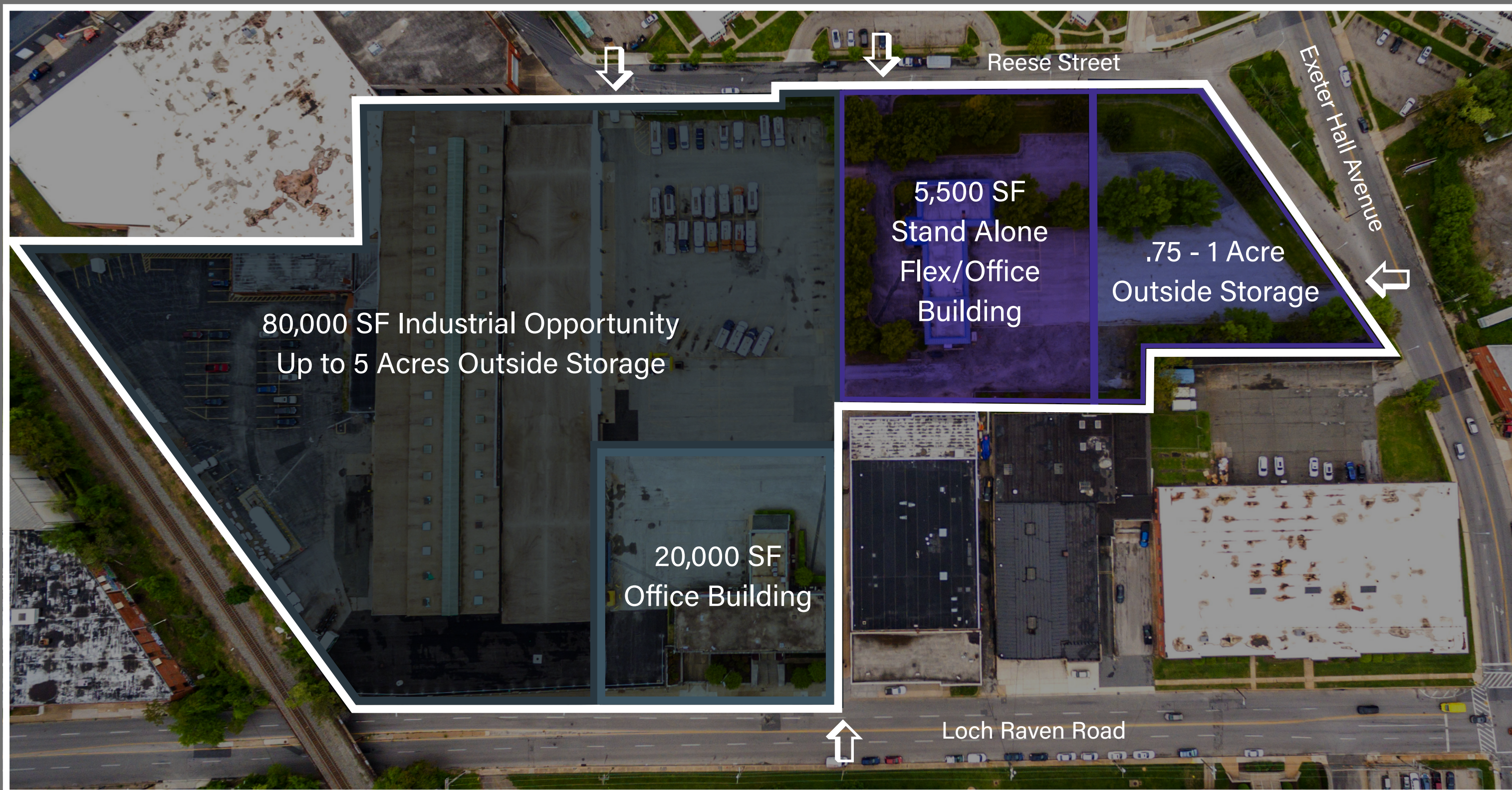
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<https://www.2700lochraven.com/>





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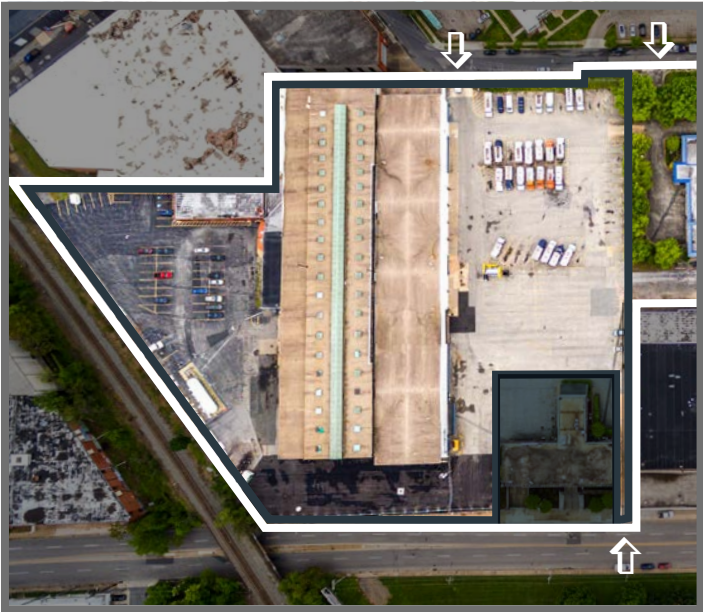


# Industrial Opportunity

2700 Loch Raven Rd

## 80,000 SF industrial building

- 8,640 SF office
- Up to 5 acres of outside storage
- Drive in + dock loading
- Oversized drive ins
- Drive through ability
- Ample parking
- 23'0" – 36'0" clear
- 1200 amps 240 volts
- Fully fenced, lit and secured site
- 5 - 6 Service bays. Ideal for fleet management
- 2 truck wash bays



# Office Building

2700 Loch Raven Rd

## 20,000 SF office building

- Ample secured parking
- 2 Floors + basement
- Basement can be converted back to parking garage
- Food testing kitchen
- Fenced, lit and secured site





# Flex/Industrial/Office Building

1001 Exeter Hall Ave

## 5,500 SF stand alone office building

- Plug and play office
- 1 acre of parking/laydown
- Commercial backup generator
- High-end office finishings with a loft
- Commercial kitchen
- Ample parking
- Up to 5 drive-thru bays
- Stand-alone fully fenced lit and secured site
- 400 amps 120-208 volts



# Expansion Lot

1001 Exeter Hall Ave

Expansion lot could go with 5,500 sf office or be leased separately

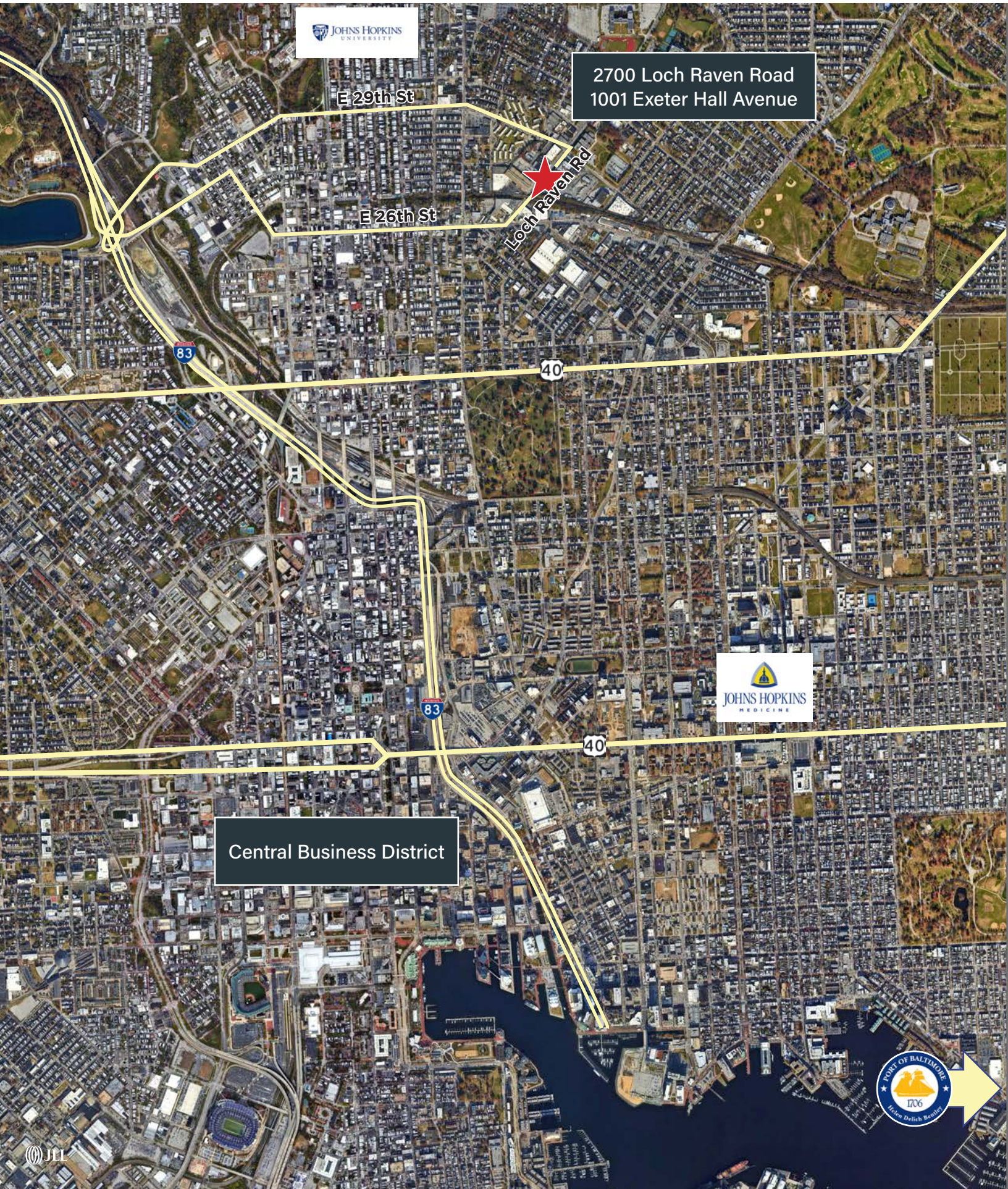
## .75 - 1 acre of outside storage

- Plug and play office
- Fully fenced, lit and secured site
- M-2-2 Zoning
- Designated entrance off of Exeter Hall Ave

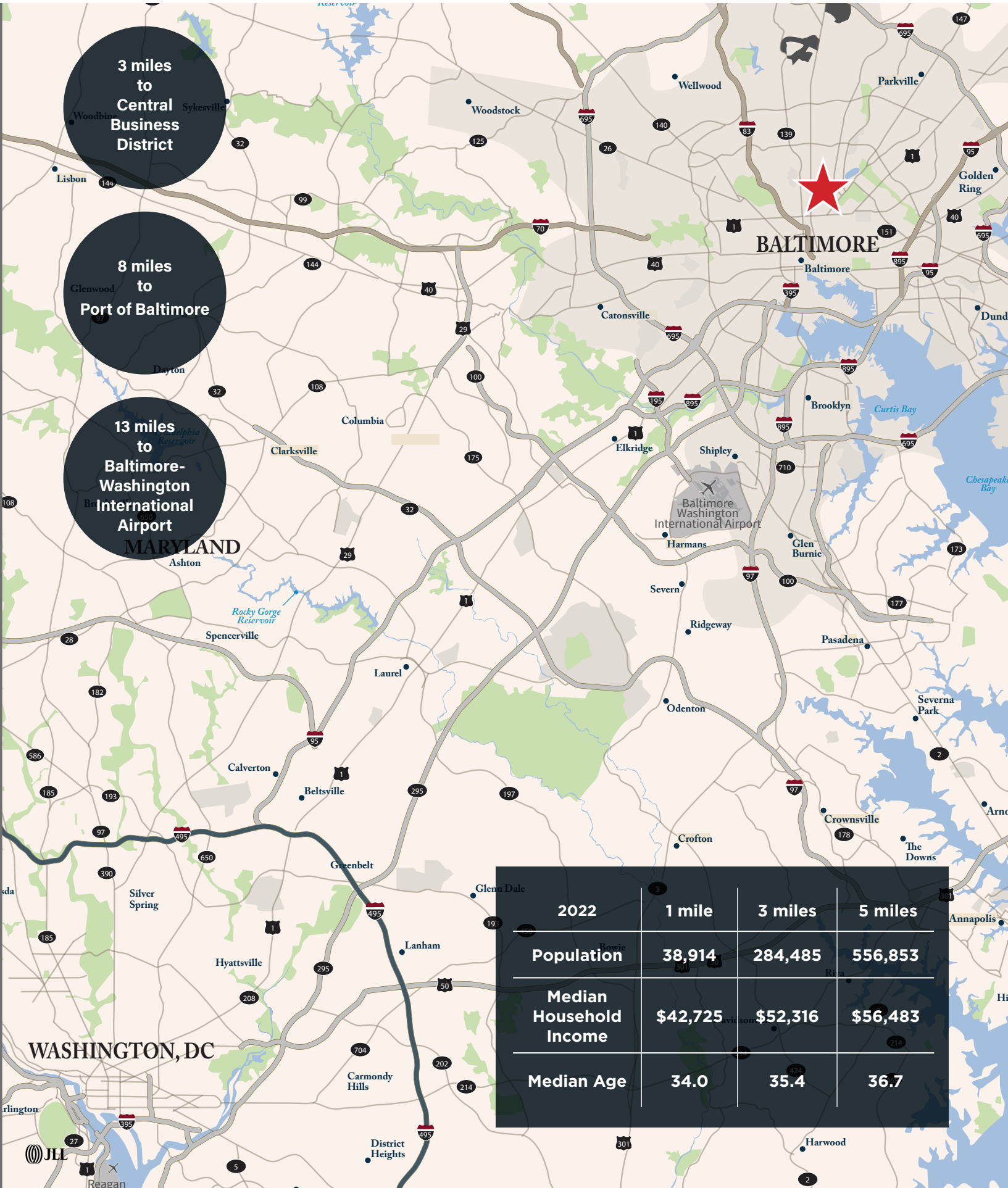




Aerial Map



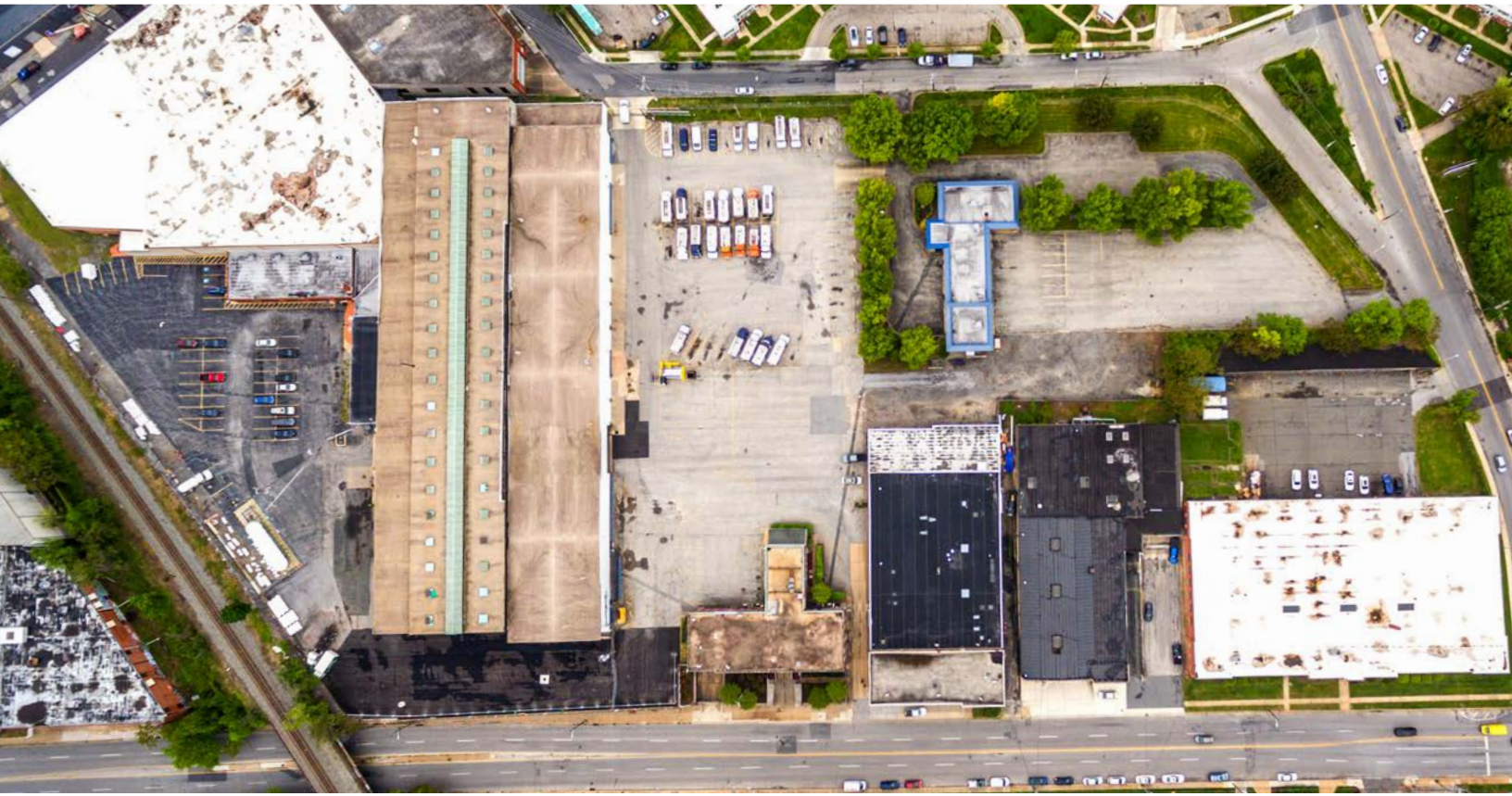
Regional Map







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