



**GOLD AND COMPANY, LLC**

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## **FLEX SPACE AVAILABLE FOR LEASE**



**4,000 SF Flex Space Available in Northeast Baltimore City**

**Two-Story Free-Standing Building**

**I-1 Zoning - Manufacturing Light**

**Drive-in Door in the Lower-Level Rear**

**Off-Street Parking in the Rear**

**Easy Access to I-83**

**Contact us for More Information**

**2828 LOCH RAVEN RD., BALTIMORE, MD 21218**

**JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522**  
**KYLE BROWN - KYLE@GOLDCOMMERCIAL.NET - 443.425.8279**

This Property offering is subject to change without notice. All information is deemed reliable but not guaranteed



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**2828 LOCHRAVEN RD. (21218)**

## **INTERIOR PHOTOS**



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## MAP

### LOCATION OVERVIEW

## 2828 Loch Raven Road

Baltimore, Maryland 21218

Close to Johns Hopkins, the JFX, and  
Downtown Baltimore



### HIGHWAY ACCESS

|              |                                                              |                 |
|--------------|--------------------------------------------------------------|-----------------|
| <b>I-83</b>  | <b>Jones Falls Expressway</b><br>To downtown and the Beltway | ~1.5 mi<br>West |
| <b>I-95</b>  | <b>I-95 / I-395</b><br>Downtown and regional access          | ~3 mi<br>South  |
| <b>I-695</b> | <b>Baltimore Beltway</b><br>Via Loch Raven Blvd              | ~6 mi<br>North  |

### INSTITUTIONS

|          |                                                                    |                            |
|----------|--------------------------------------------------------------------|----------------------------|
| <b>1</b> | <b>Johns Hopkins University</b><br>Homewood campus                 | ~1.1 mi<br>West-northwest  |
| <b>2</b> | <b>MedStar Union Memorial</b><br>Hospital                          | ~0.8 mi<br>Northwest       |
| <b>3</b> | <b>Morgan State University</b><br>University                       | ~1.8 mi<br>North-northeast |
| <b>4</b> | <b>The Johns Hopkins Hospital</b><br>East Baltimore medical campus | ~1.9 mi<br>South           |

### DOWNTOWN & BEYOND

|          |                                                             |                            |
|----------|-------------------------------------------------------------|----------------------------|
| <b>5</b> | <b>Baltimore Penn Station</b><br>Amtrak · MARC · Light Rail | ~1.2 mi<br>Southwest       |
| <b>6</b> | <b>Inner Harbor</b><br>Downtown Baltimore                   | ~2.5 mi<br>South-southwest |
| <b>7</b> | <b>Towson Town Center</b><br>Towson / Baltimore County      | ~5.6 mi<br>North           |

Gold and Company · [BROKER NAME] · [PHONE] · [EMAIL]

Distances are approximate, straight-line, measured from 2828 Loch Raven Rd. Map is illustrative and not for navigation.

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