

INDUSTRIAL FOR LEASE 4716-4718 BENSON AVE

Baltimore, MD 21227

Available: 11,552 SF



LISTING DATA

AVAILABLE SF: 11,552 SF
OFFICE SF: 862 SF

ECONOMIC DATA

YEAR	RENT PSF
5/21/25 - 4/30/26	\$8.65 NNN
5/1/26 - 4/30/27	\$9.00 NNN
5/1/27 - 4/30/28	\$9.36 NNN

PROPERTY INFORMATION

COUNTY: Baltimore
MARKET: Baltimore
SUBMARKET: Arbutus

BUILDING DATA

TOTAL BUILDING SF: 119,988 SF
YEAR BUILT: 1972
ZONING: ML-IM

PROPERTY OVERVIEW

Sublease expires April 30th, 2028

PROPERTY HIGHLIGHTS

- 862 SF of office
- 10,725 SF of warehouse
- 2 docks and 1 ramped drive - in
- Close Proximity to I-695 and I-95
- Ample Free Parking
- 20' Clear Height
- Wet sprinkler system
- Public Utilities
- Within walking distance to a Metro Bus Stop

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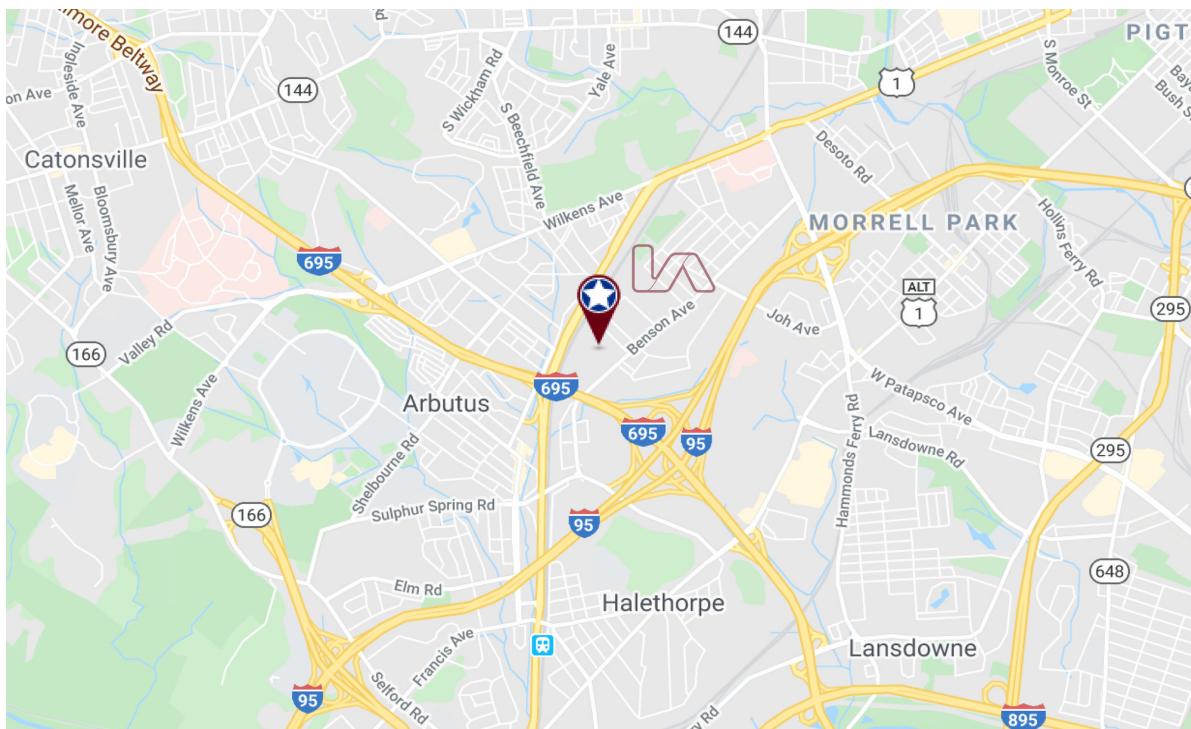
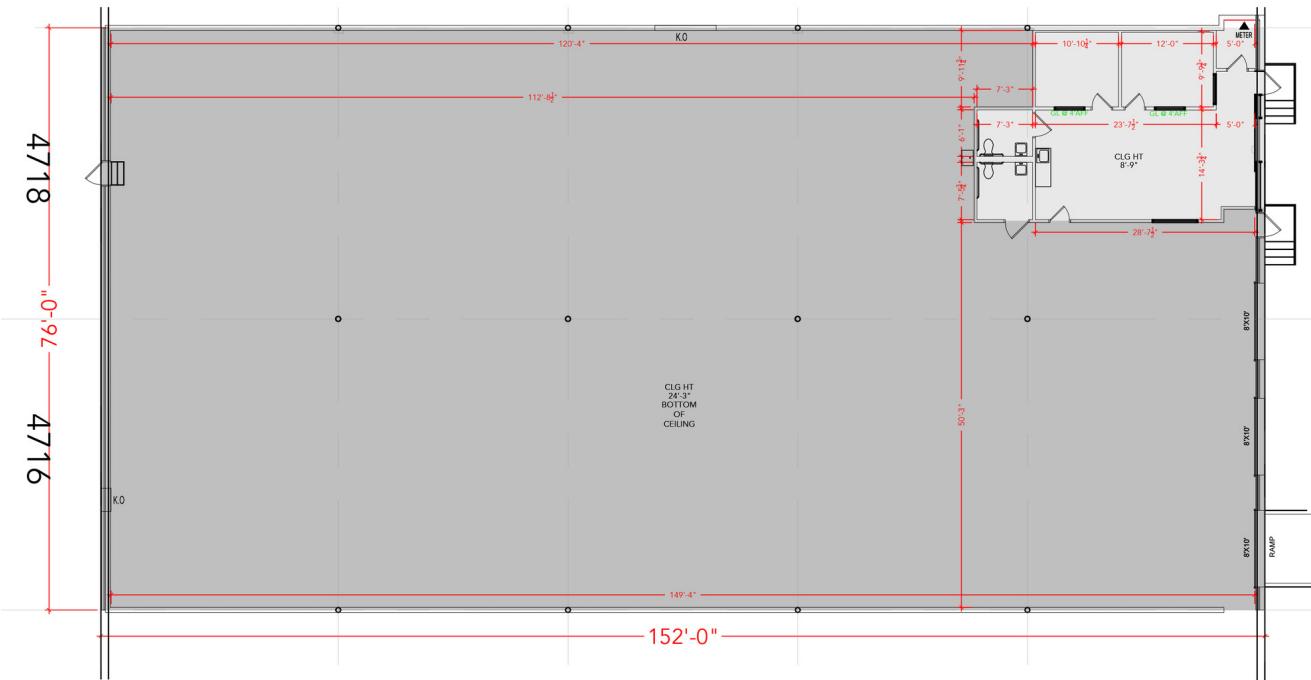
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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font, all set against a red background. Below the main logo, the text 'COMMERCIAL REAL ESTATE SERVICES' is written in a smaller, sans-serif font.



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