

# 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

Kate Jordan, SIOR  
Principal  
410.336.5314  
kjordan@lee-associates.com

Marley Black, SIOR  
Principal  
443.741.4050  
mblack@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Available: 11,552 SF



**LEE &  
ASSOCIATES**

## COMMERCIAL REAL ESTATE SERVICES



**Kate Jordan, SIOR**

Principal

410.336.5314

**kjordan@lee-associates.com**

## Marley Black, SIOR

Principal

443.741.4050

**mblack@lee-associates.com**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

