

Benson Medical Center @ I-95

Introduction | For Sale: User Purchase Opportunity

3421 Benson Avenue | Baltimore | MD 21227

TD&A
TROUT DANIEL & ASSOCIATES
BUY. SELL. LEASE. ADVISE.

▶ Drone Video



I-95 Immediate Access

GBA42,300 SF

4.6 AC

30K SF on 3 Floors Available!

I-1 Zoned

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093



Drone Video



Joh Avenue

Benson Avenue

City/Logistics



Benson Avenue

Route 1 - S Canton Ave



Google

 **Drone Video**



 Drone Video



 Drone Video





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Wilkins Avenue

City/Logistics

ROYAL
FARMS

Haverhill Road

Benson Avenue

Route 1 - S Canton Ave



Joh Avenue



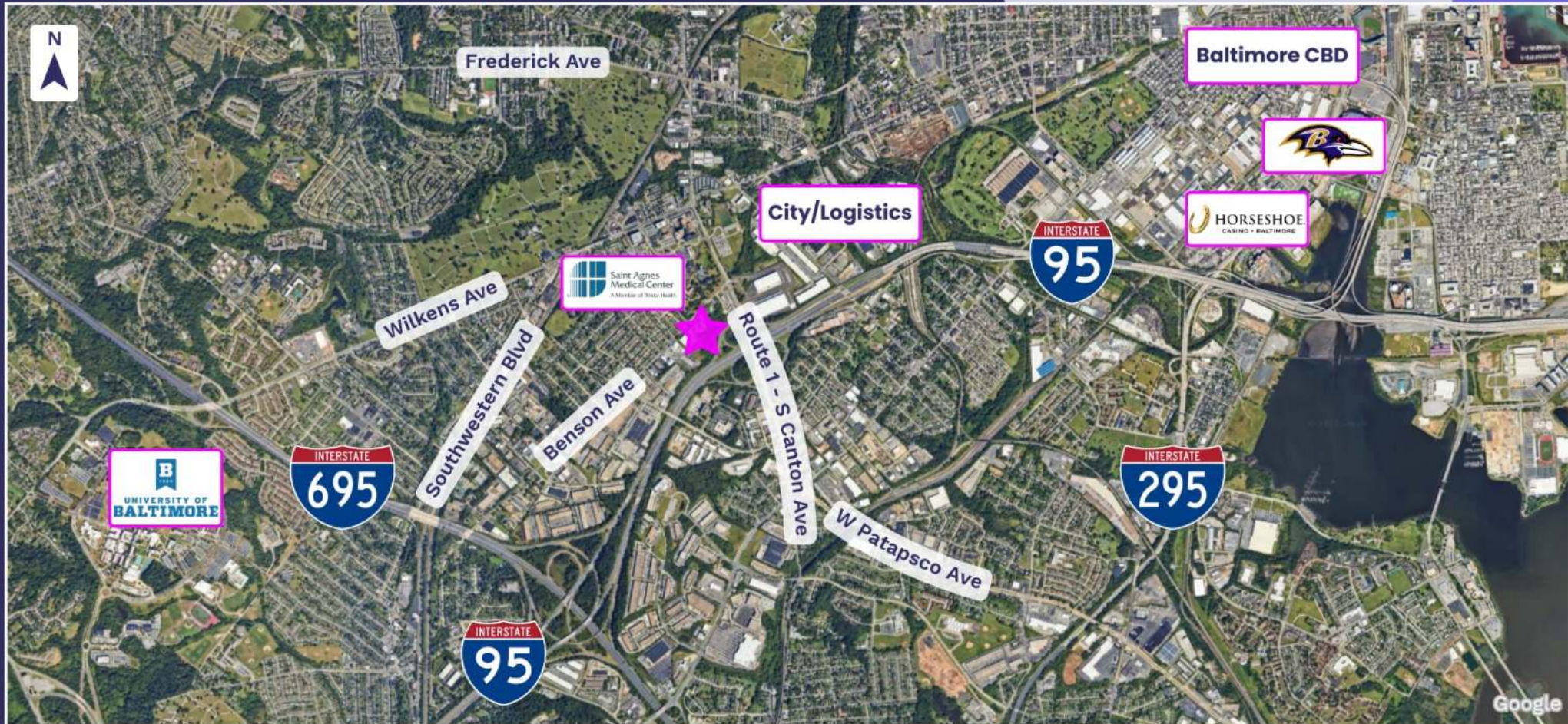
Benson Avenue

ROYAL
FARMS

Route 1 - S Canton Ave



The Market



The Neighborhood



Executive Summary

The Offering

- 4-level building of 42,324 SF on 4.6 AC
- GLA of 39,771 SF, of which 30,000 SF on 3 floors is vacant for a user
- The sole long-term tenant, [Baltimore Surgery Center](#), leases 9,500 SF on the lower level until 2034, providing long-term income with escalations
- Possibility exists to add a pylon visible from I-95, or parcel off 2.1 AC of excess land for sale
- Rare I-1 industrial zoning

The Building

- Multiple entrances and a covered carport. 170 parking spaces
- Each floor is 10,000 SF, with no interior load-bearing walls, high ceilings & continuous window lines
- No interior load-bearing walls or columns give a user flexible and scalable buildout options
- All suites have abundant natural light, high ceilings, and individual HVAC controls
- Ample power, a freight elevator, a generator, and a rear loading dock for heavy equipment
- Power: 277/480 Volt, three-phase, four-wire service with step-down transformers to 120 volts on each floor
- Roof replaced in 2015, with a 20-year warranty valid until 2035

The Location

- Immediate access to I-95, minutes from I-695, Baltimore's CBD
- One block from St. Agnes Medical Center
- Minutes from the University of Maryland, Baltimore County, retail, dining, and shopping

Consistent & Customizable Floor Plates

3421 Benson was designed for flexibility. With no interior demising walls and consistent structural buildouts on all four floors, this layout offers customizable buildout options for either an HQ or a partial user who wants to lease the remaining space as income-producing suites.

- Each floor plate is +/- 10,132 with a central corridor and suites on each sides for maximum natural lighting.
- No interior load bearing walls
- Each floor has approximately 10 HVAC controls for flexibility
- Common area bathrooms on each floor, and additional bathrooms in the suites.
- Abundant plumbing lines and H2O access for suites



Floor x Floor Layout



Building Total GLA: 39,771

3rd Floor	
Vacant	Leased
9,103 SF	832 SF (MTM)

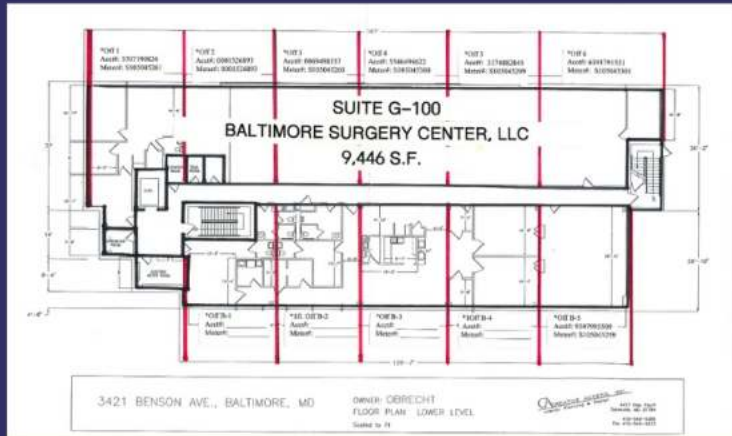
2nd Floor	
Vacant	Leased
7,983 SF	2,150 SF (until 2027)

Ground Floor	
Vacant	Leased
10,133 SF	0 SF

Lower Level (Not Visible)	
Vacant	Leased
0 SF	9,446 SF

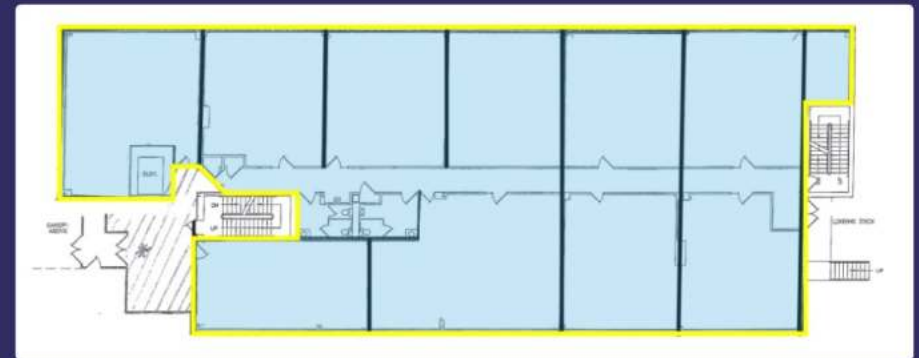
Floor Plans

Lower Level



Leased: 9,446 SF (Baltimore Surgery Center)

Ground Floor



Vacant: 10,133 SF (entire floor)

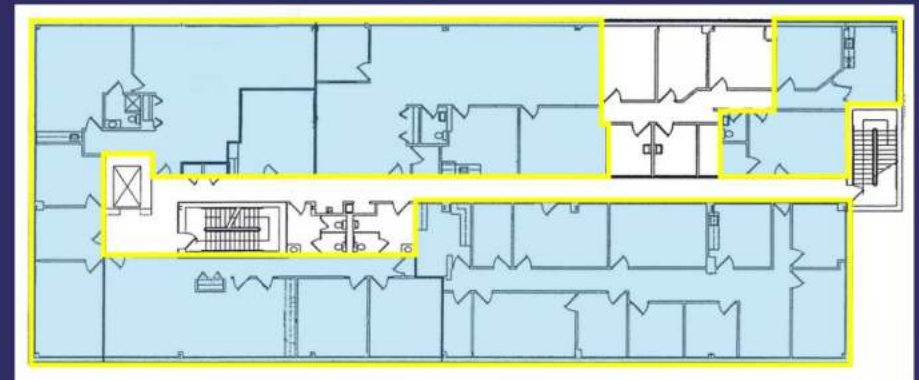
Second Floor



Vacant: 7,983 SF

Leased: 2,150 SF (Mine Healthcare Serv. Exp. 2027)

Third Floor



Vacant: 9,301 SF

Leased: 832 SF (UAW Region 8, Local 17. MTM Lease)

***Plans shown are not to scale**



Key Property Details

BUILDING INFORMATION

Address	3421 Benson Ave., Baltimore, MD 21227
Parcel No. (APN)	25-02-7696-001
County	Baltimore City
Zoning	I-1. See: PDF
Total Property Tax, '25-'26	\$32,752.08

SITE INFORMATION

Total Land Area (AC)	4.61 AC
Gross Building Area (GBA)	42,324 SF
Gross Leasable Area (GLA)	39,771 SF
Year Built	2006
Number of Parking Spaces	128 (6 spaces per 1,000 SF)

CONSTRUCTION & MECHANICAL DETAIL

Loading Dock	1 Loading Dock in rear of building
Electrical Service	277/480 Volt, three-phase, four wire service with step down transformers to 120 volt on each floor.
Electrical Metering	+/- 44 Submeters for entire building, consisting of 10-11 submeters in suites on each floor.
Elevator Service/Capacity	Dover elevator, serving all 4 floors, 4,000 LB capacity.
Fire Protection	Sprinklered. Wet System – Medium Hazard.
HVAC	44 roof-mounted individual heat pump units of various manufacture and age serving suites and main building entry.
Water & Sewer	One water meter
Roof	Firestone, 10,120 sf TPO, installed 8/22/2015. 20-year warranty, valid until 2035.



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 **BALTIMORE CHILDREN'S
SURGERY CENTER**
3421



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