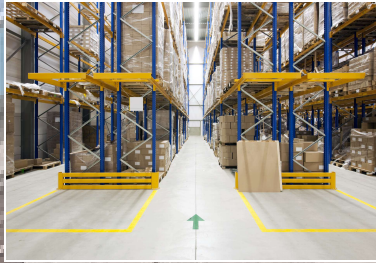


PROPERTY OVERVIEW

# BENSON AVENUE - 4030

4030 BENSON AVENUE, BALTIMORE, MD 21227



## Building Information

- Quick access to Baltimore Beltway I-695 and I-95
- 40,660 SF flex-warehouse building
- One-story brick construction with partial mezzanine
- 20' clear ceiling heights
- 277/480 volt and 120/208 volt electric service
- 3,000 SF yard adjacent to building
- Gas heat/public utilities
- Sprinklered
- Located in the Southwest Enterprise Zone
- 5 docks and 3 drive-ins
- Well-lit parking area
- Within walking distance to a Metro bus stop
- Baltimore County, ML zoning: manufacturing, warehousing, office, incidental retail



## Surrounding Amenities

- Fish Head Cantina
- Papa John's Pizza
- Domino's Pizza
- Ice Cream Cottage
- Wendy's
- Chick-fil-A
- Walmart
- Wawa
- Burger King
- LA Fitness
- Royal Farms
- The Home Depot
- Aldi
- McDonald's

# Site Plan

Benson Avenue - 4030

4030 Benson Avenue

Light Industrial

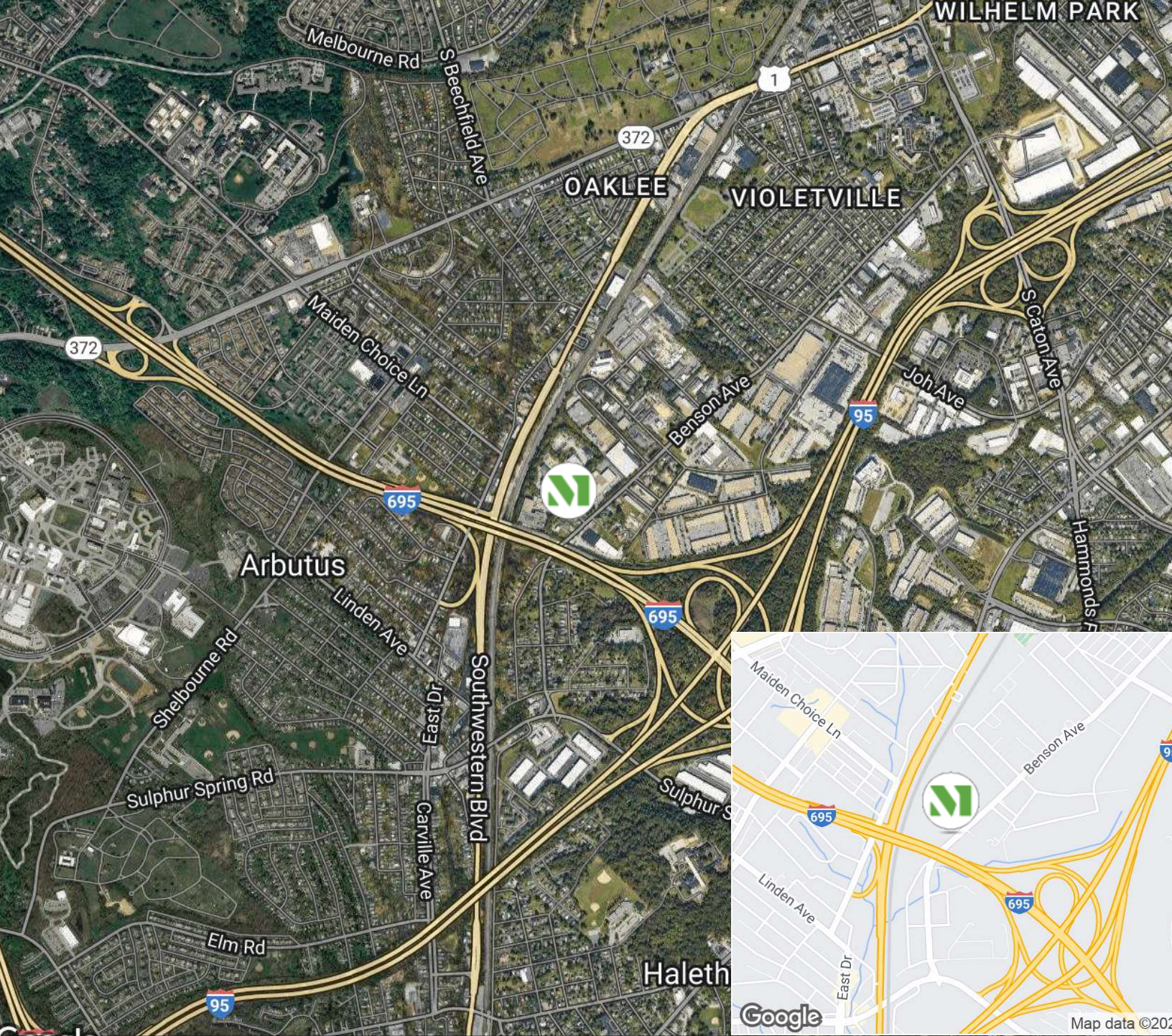
40,660 SF



*“As our company grew, Merritt coordinated a seamless transition from a small warehouse to a sophisticated production facility. This flexibility allowed us to serve our clients better and continue our growth. Thank you, Merritt!”*

**JUDITH E. ANTISDEL**  
PRESIDENT  
ANNE-TISDALE DIRECT





## CREATING HOMES FOR BUSINESSES

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**For additional information or to schedule a tour, contact:**

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

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