

# INDUSTRIAL FOR LEASE

## 4716-4718 BENSON AVE

Baltimore, MD 21227

Available: Fully Leased



### LISTING DATA

**AVAILABLE SF:** Fully Leased  
**OFFICE SF:** 862 SF

### ECONOMIC DATA

YEAR	RENT PSF
3/1/20 - 4/30/20	\$5.92 NNN
5/1/20 - 4/30/21	\$6.10 NNN
5/1/21 - 4/30/22	\$6.28 NNN
5/1/22 - 4/30/23	\$6.47 NNN
<b>OPERATING EXPENSES:</b> \$1.15/SF	

### PROPERTY INFORMATION

**COUNTY:** Baltimore  
**MARKET:** Baltimore  
**SUBMARKET:** Arbutus

### BUILDING DATA

**TOTAL BUILDING SF:** 119,988 SF  
**YEAR BUILT:** 1972

### PROPERTY OVERVIEW

Sublease expires April 30th, 2023

### 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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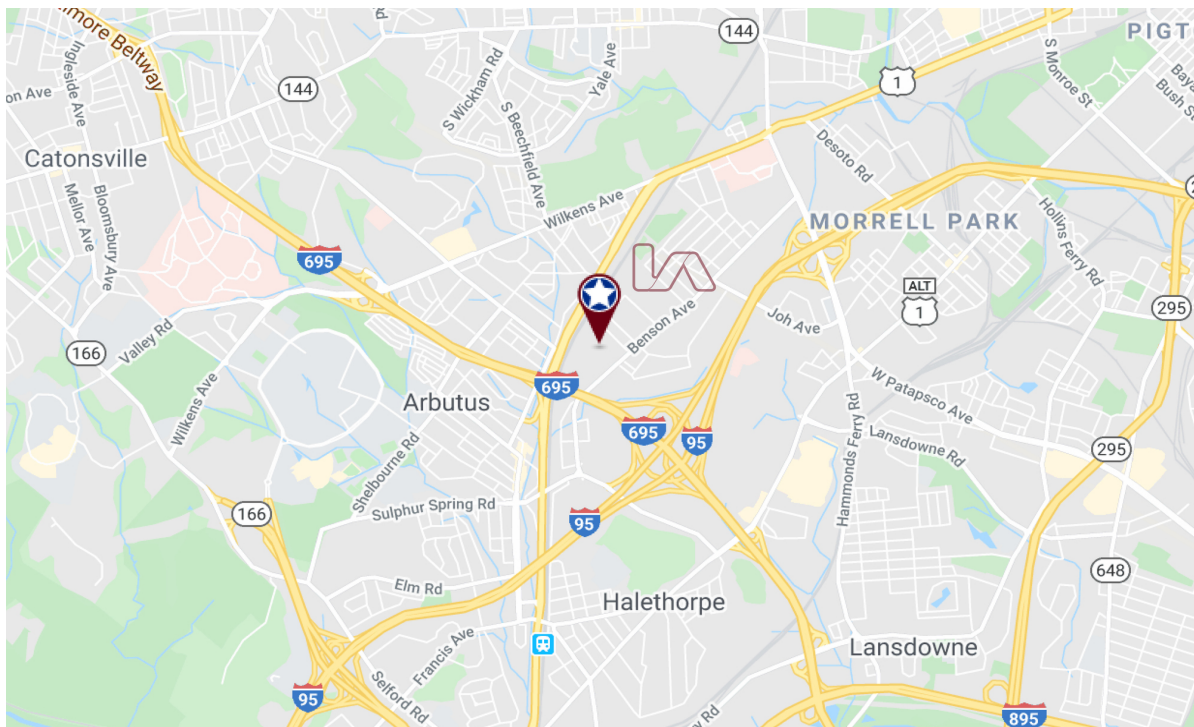
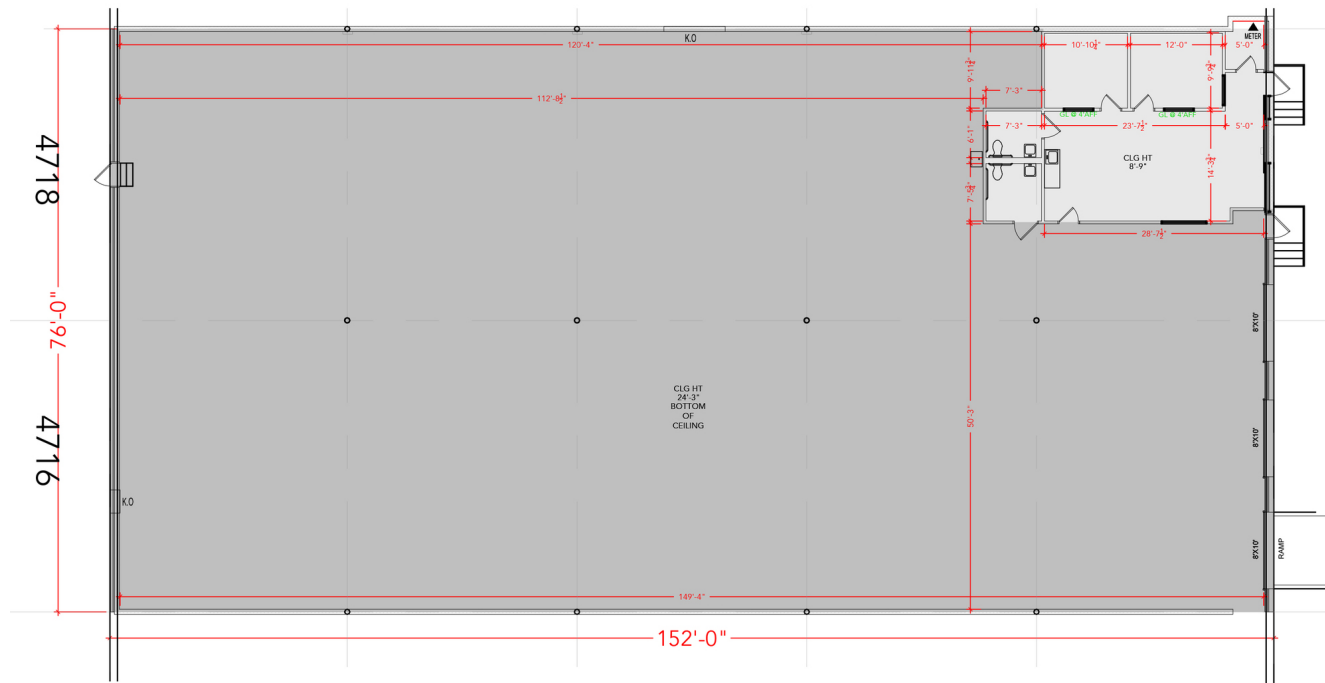
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