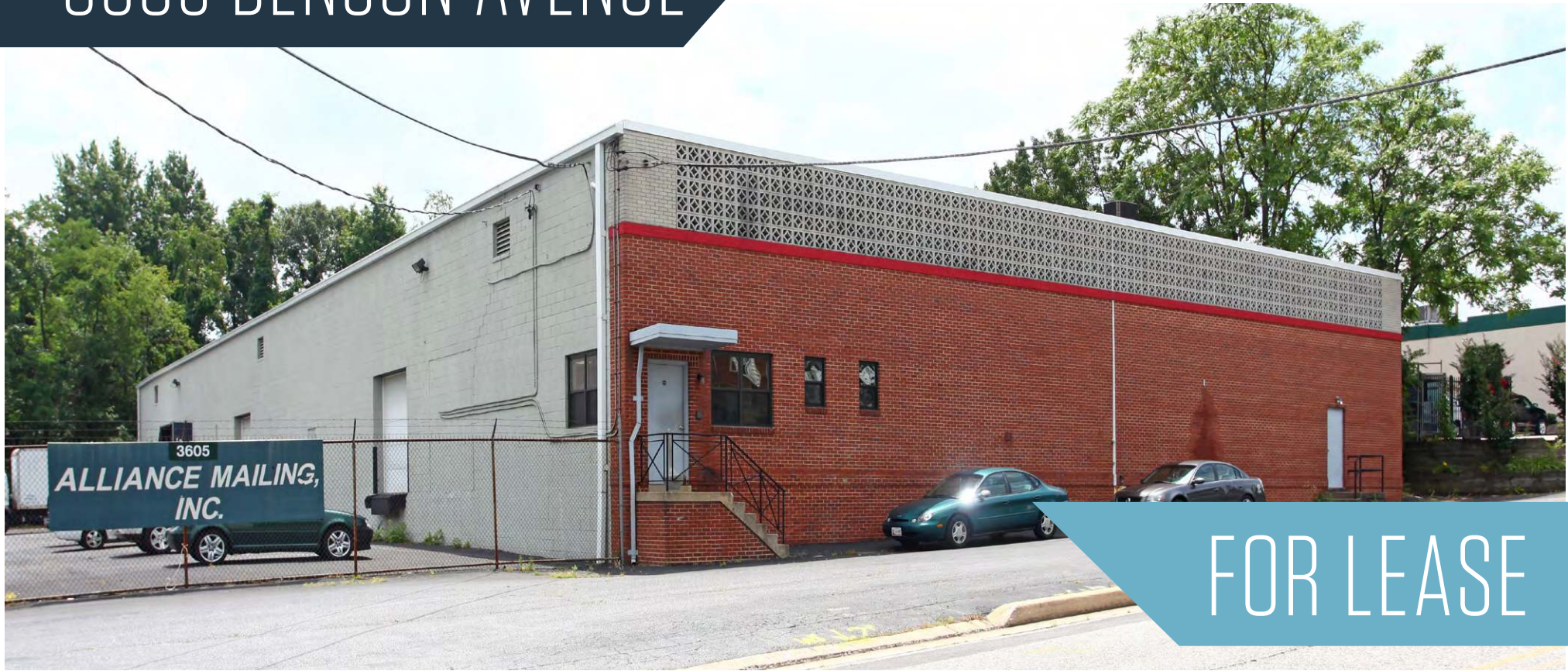


# 3605 BENSON AVENUE

3605 Benson Avenue, Halethorpe, MD 21227  
Baltimore City



## PROPERTY HIGHLIGHTS:

- **Building Size:** ±20,000 SF
- **Construction:** Brick and block
- **Lot Size:** 1.61 acres
- **Age:** 1970's construction
- **Office:** ±760 SF plus print shop of ±870 SF
- **Heat:** Gas
- **Electric:** 3 phase, 400 amps, 240/480v (estimated) & single phase 200 amps, 110/220v (estimated)
- **Lighting:** LED
- **Ceiling Height:** 18' clear
- **Loading:** 5 docks (10' x 10')
- **Columns:** 33' x 40'
- **Zoning:** I-1
- **Utilities:** All

Jim Caronna, SIOR  
jcaronna@klnb.com  
443-632-2070

Christopher Wright  
cwright@klnb.com  
443-914-2600

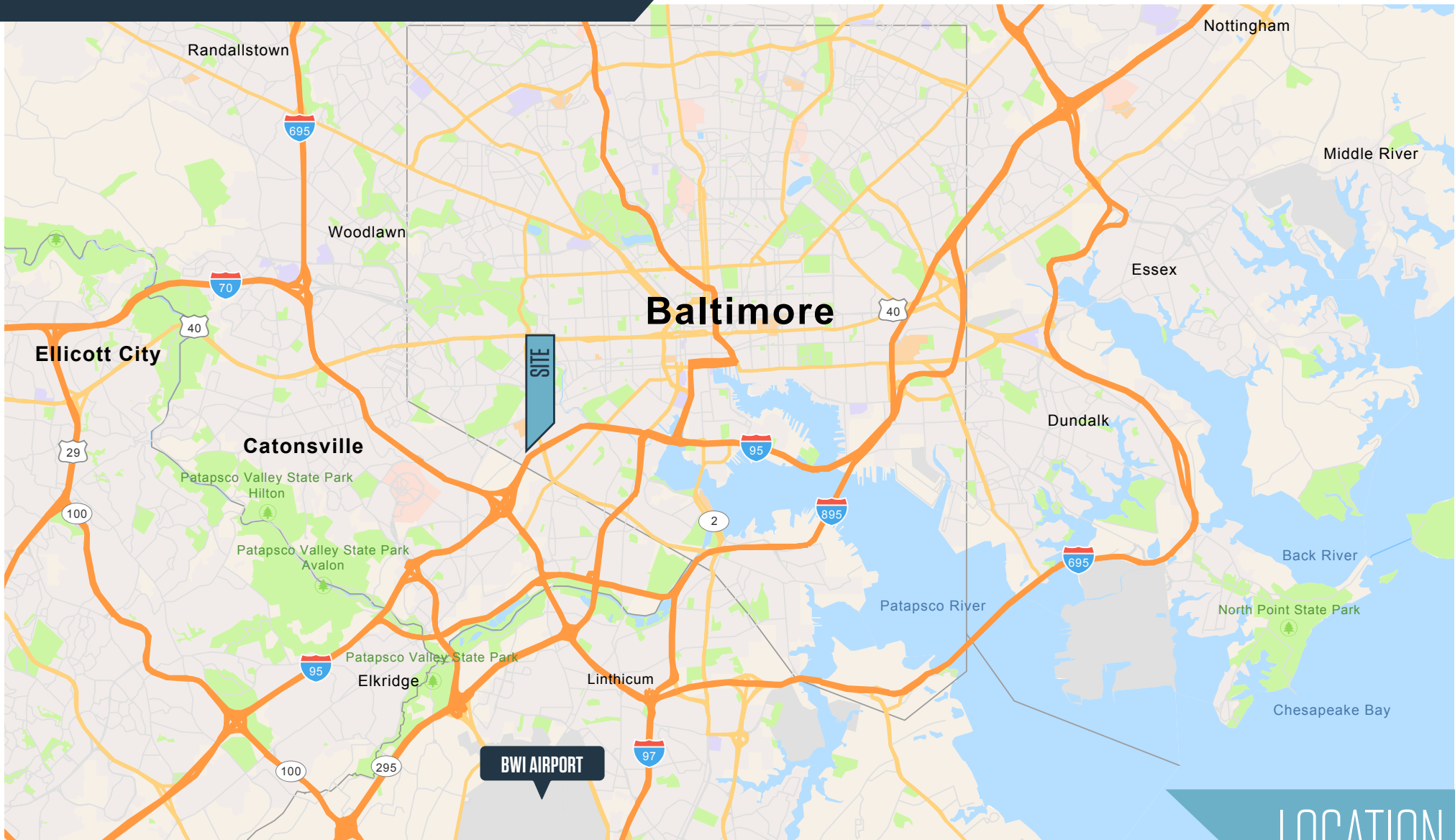
Ryan Paszkiewicz  
rpszkiwicz@klnb.com  
443-632-2062

100 West Road, Suite 505  
Baltimore, MD 21204  
[klnb.com](http://klnb.com)

**NA**klnb

# 3605 BENSON AVENUE

3605 Benson Avenue, Halethorpe, MD 21227  
Baltimore City



LOCATION

**Jim Caronna, SIOR**  
jcaronna@klnb.com  
443-632-2070

**Christopher Wright**  
cwright@klnb.com  
443-914-2600

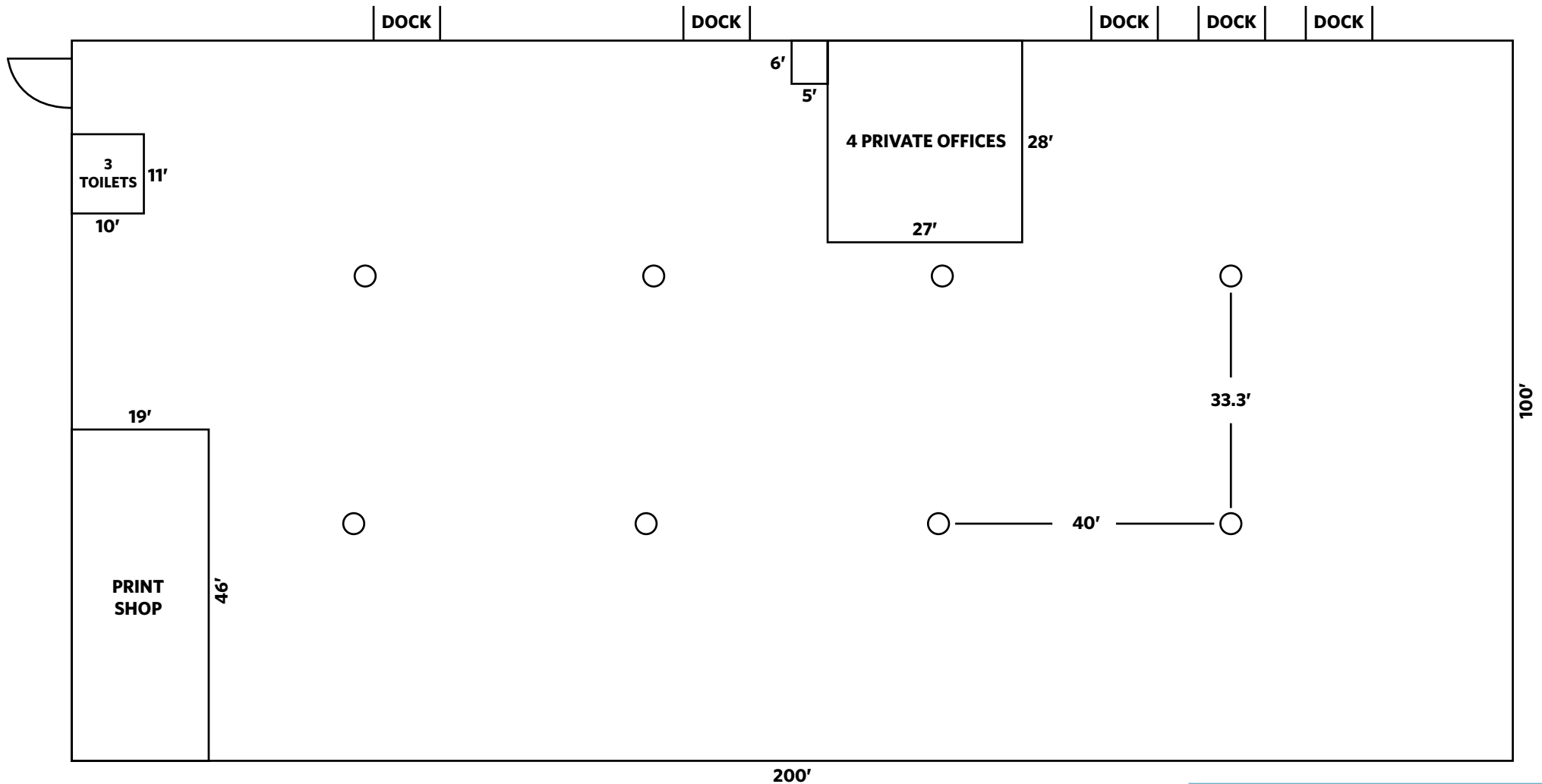
**Ryan Paszkiewicz**  
rpszkiwicz@klnb.com  
443-632-2062

100 West Road, Suite 505  
Baltimore, MD 21204  
**klnb.com**



# 3605 BENSON AVENUE

3605 Benson Avenue, Halethorpe, MD 21227  
Baltimore City



FLOOR PLAN

**Jim Caronna, SIOR**  
jcaronna@klnb.com  
443-632-2070

**Christopher Wright**  
cwright@klnb.com  
443-914-2600

**Ryan Paszkiewicz**  
rpszkiwicz@klnb.com  
443-632-2062

100 West Road, Suite 505  
Baltimore, MD 21204  
[klnb.com](http://klnb.com)

**NAI klnb**

# 3605 BENSON AVENUE

3605 Benson Avenue, Halethorpe, MD 21227  
Baltimore City



PHOTOS

**Jim Caronna, SIOR**  
jcaronna@klnb.com  
443-632-2070

**Christopher Wright**  
cwright@klnb.com  
443-914-2600

**Ryan Paszkiewicz**  
rpszkiwicz@klnb.com  
443-632-2062

100 West Road, Suite 505  
Baltimore, MD 21204  
[klnb.com](http://klnb.com)

**NAI**klnb

# 3605 BENSON AVENUE

3605 Benson Avenue, Halethorpe, MD 21227  
Baltimore City

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Jim Caronna, SIOR**  
jcaronna@klnb.com  
443-632-2070

**Christopher Wright**  
cwright@klnb.com  
443-914-2600


**Ryan Paszkiewicz**  
rpszakiewicz@klnb.com  
443-632-2062

100 West Road, Suite 505  
Baltimore, MD 21204

[klnb.com](http://klnb.com)

 [facebook.com/klnbcre](https://facebook.com/klnbcre)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbcre](https://instagram.com/klnbcre)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**NAI**klnb