

FLEX FOR SALE

611 CHICOPEE RD

BENSON, NC 27504

611 CHICOPEE RD



CLICK OR
SCAN FOR
VIRTUAL TOUR

NAITRI PROPERTIES

PROPERTY OVERVIEW

611 Chicopee Road, Benson, NC 27504

12,059 SF OF INDUSTRIAL/FLEX SPACE AVAILABLE FOR PURCHASE

ADDRESS	611 Chicopee Road, Benson, NC 27504
TOTAL BUILDING SF	12,059 RSF
AVAILABLE SF	12,059 RSF
ACREAGE	±2.25 acres
USE	Light Industrial
ASKING PRICE	\$1,326,490
CLEAR HEIGHT	Varied (see floorplan on page 8)
SPRINKLER	No
PARKING	16 auto parks
DIMENSIONS	L shaped. Refer to floorplan
DOCK DOORS	2 - with pit levelers 8'w x 9'h New dock curtains
DRIVE IN DOORS	1 - 8'w x 8'h with ramp access
TRUCK WELL	1
ZONING	IND-2 click for table of permitted uses
WATER/SEWER	Town of Benson
POWER	Section 4 has 1600 amps, 3-phase and adjacent panel is 400 amps 240 volts Town of Benson
GAS	Piedmont Natural Gas
OTHER	Spectrum Internet
FEATURES	<ul style="list-style-type: none">• Bar Joist & Ridge Frame Roof• Monitoring well on-site• Built 1974 / Renovated 1980• Parcel ID #01E10006C• Single tenant occupancy• Building signage available• Johnston County Submarket



TRIANGLE REGION



CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AERIAL



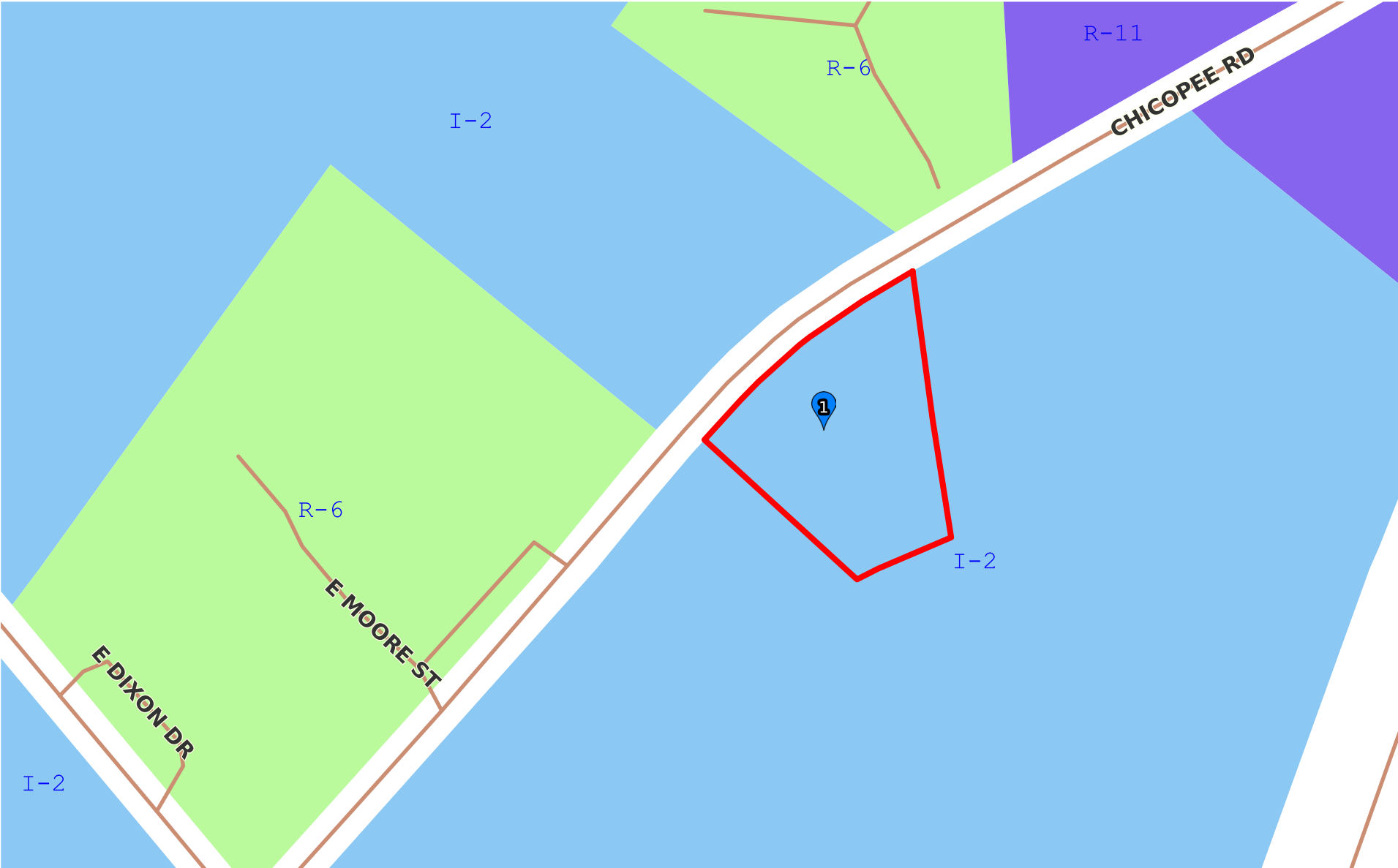
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TOWN OF BENSON ZONING MAP



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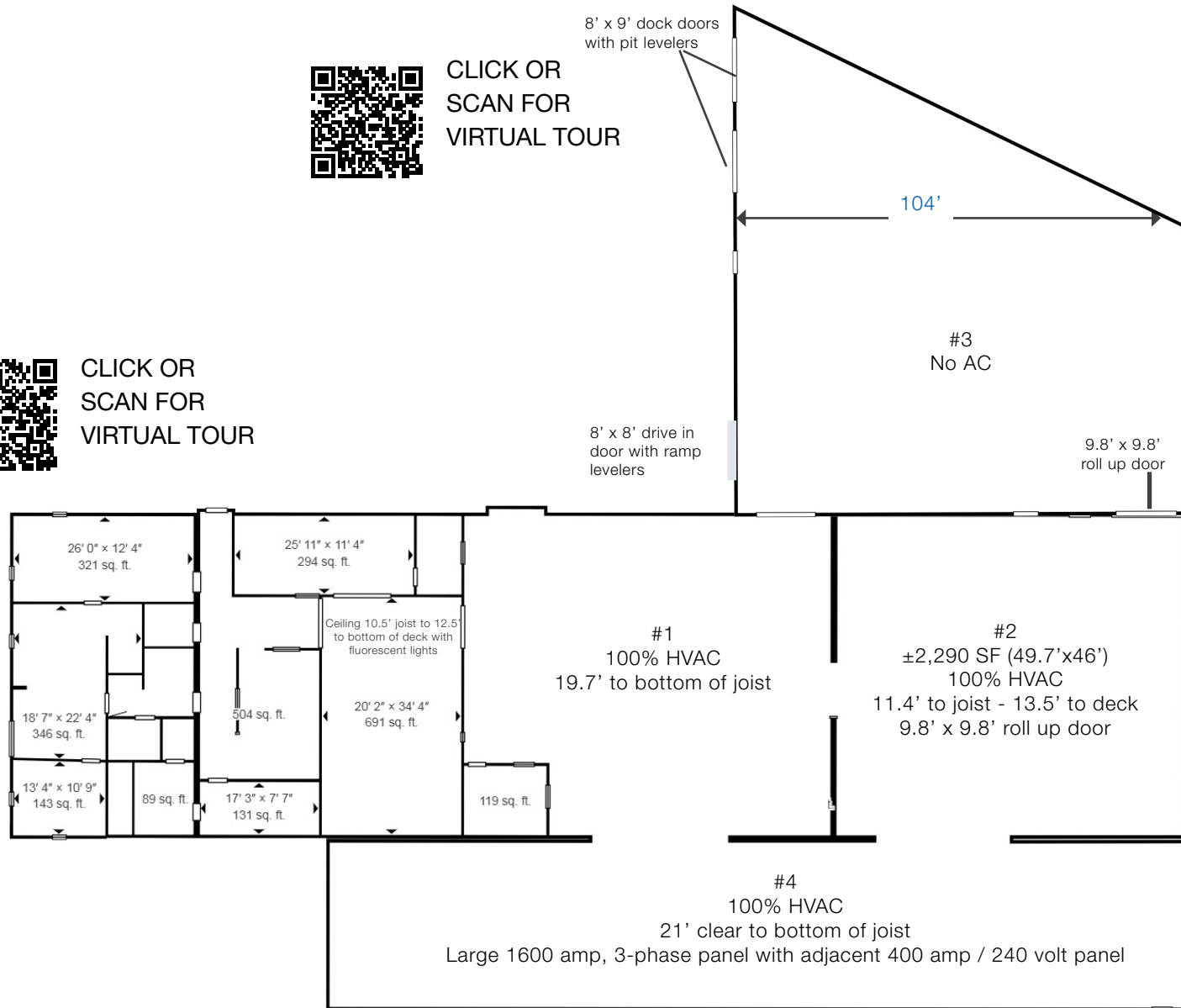
FLOOR PLAN



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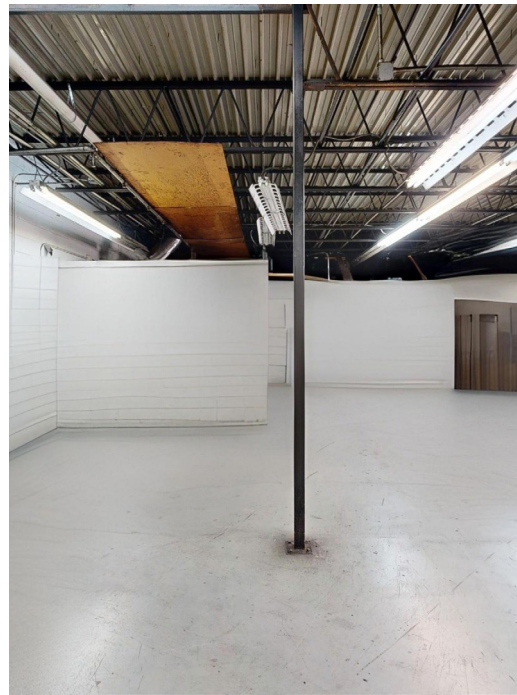


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NAI TRI PROPERTIES

AMENITIES

Benson, NC sits at the intersection of I-95 and I-40 making it a prime logistics and business destination. The town boasts a growing, diverse economy spanning agriculture, manufacturing, and retail, backed by an active Chamber of Commerce and a dedicated Economic Development Strategic Plan. Benson's historic downtown, listed on the National Register of Historic Places, continues to attract new investment through ongoing revitalization efforts, while major projects like the Crosspoint Logistics Center signal strong momentum for growth.

SURROUNDING BUSINESSES

Advanced Auto Parts
First Citizen's Bank
First Federal Bank
NC National Guard Armory
Pat's Gas & Grill
Tri State Tire
Truist Bank
United States Postal Service

EDUCATION

Campbell University
Central Carolina Community
College

DINING OPTIONS

Burger King
Char-Grill
Cornerstone Cafe & Coffee
Daddy D's BBQ
El Charro Mexican
Gabriella's
Grand Magnolia
Jersey Mike's
Jordan's Pizzeria & Italian
La Fiesta Mexican
McDonald's
Pizza Hut
Subway
Taco Bell
Waffle House

RETAIL & GROCERIES

Benson Flower Shop
Charlie C's IGA
Dollar General
Family Dollar
Food Lion
Medlin And Dorman Ace
Hardware
Morgan's On Main
The Royal Boutique
Warren Drug
Walgreens

PARKS & RECREATION

Dr. PK Vyas MD Community
Park
Forrest Fitness
Lee Street Complex
Tucker Lake
Community Swimming Pool
TNT Fitness

HOTELS

Hampton Inn
Holiday Inn Express & Suites

CONTACT

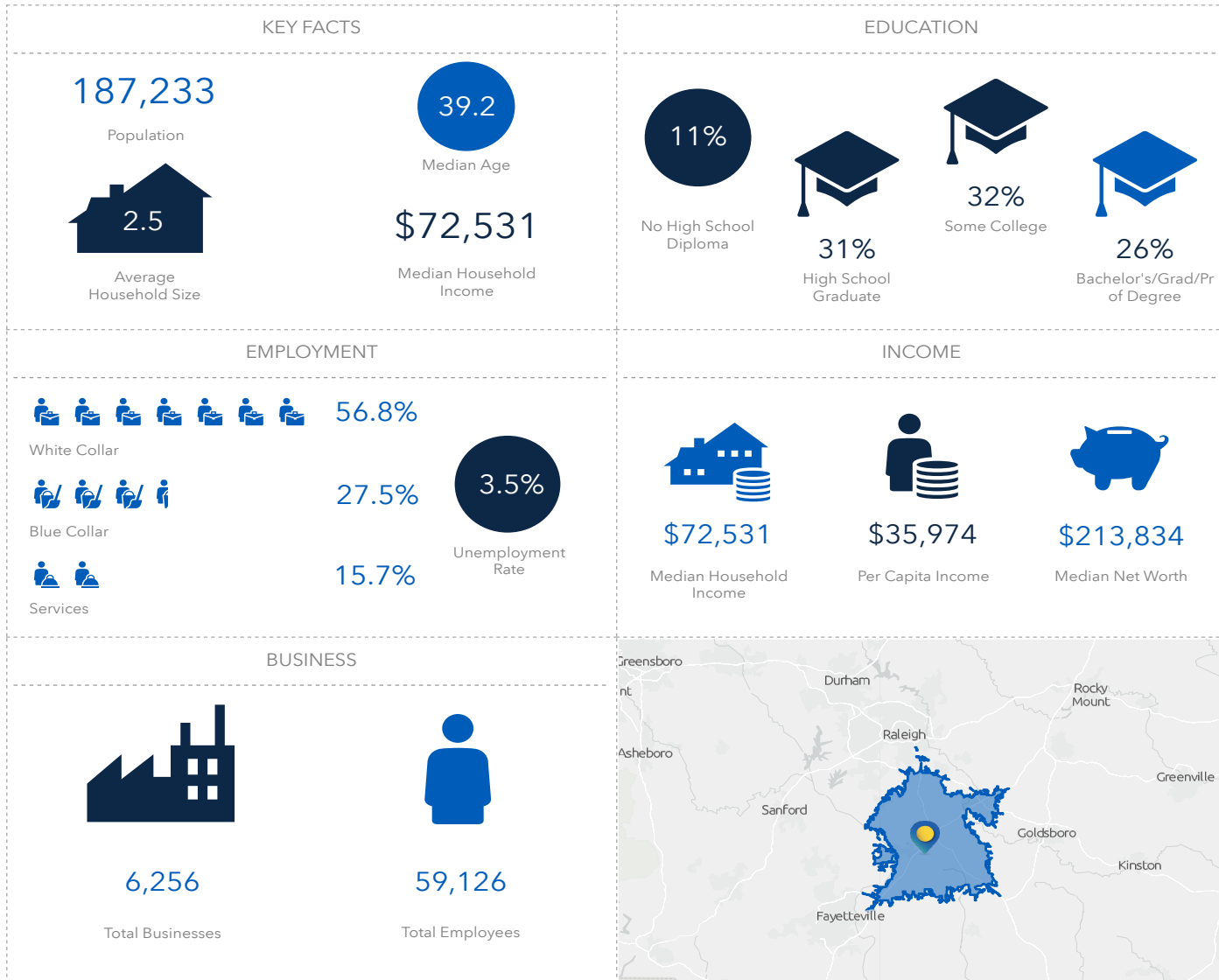
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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