

9,685 SF FLEX FOR LEASE

1702 CHICOPEE ROAD

BENSON, NC 27504



CLICK OR
SCAN FOR
VIRTUAL TOUR

CONTACT

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NAI TRI PROPERTIES

PROPERTY OVERVIEW

Strategically located at the mid-point of the eastern seaboard close to the intersection of I-95 and I-40 with access to two I-95 exits, and one I-40 Exit in Johnston County. Johnston County, part of the Raleigh MSA, is the fastest growing county in North Carolina and lies 35 minutes from Downtown Raleigh. Not only is there proposed and under construction interstate improvement projects planned here, it's also only 100 miles (all interstate) from deepwater Port of Wilmington.

ADDRESS	1702 Chicopee Road, Benson, NC 27504
ZONING	Light Industrial (I-1) Click here for table of permitted uses
BUILDING SIZE	± 9,685 SF
AVAILABLE SPACE	± 6,885 SF Warehouse ± 2,800 SF Office
YEAR BUILT	1984
RENTAL RATE	\$15.00 PSF, NNN
OPERATING EXPENSES	\$1.25 PSF, OPEX
COLUMN SPACING	40' x 20'
CLEAR HEIGHT	18'
LIGHTING	LED
PARKING RATIO	1.44 spaces per 1,000 SF (18 Auto)
TRUCK COURT	105' deep (shared)
PARCEL	#01E10075
ACRES	8.4 AC
DOCK DOORS	2 Dock-High Doorse
DRIVE-IN DOORS	1 Drive in Door
SPRINKLER	100% Wet
POWER	1200 AMPS / 600 Volt
HIGHLIGHTS	<ul style="list-style-type: none">• Heated and ventalated with fans in the warehouse• Office space heated and cooled• Skylights



REGIONAL OVERVIEW



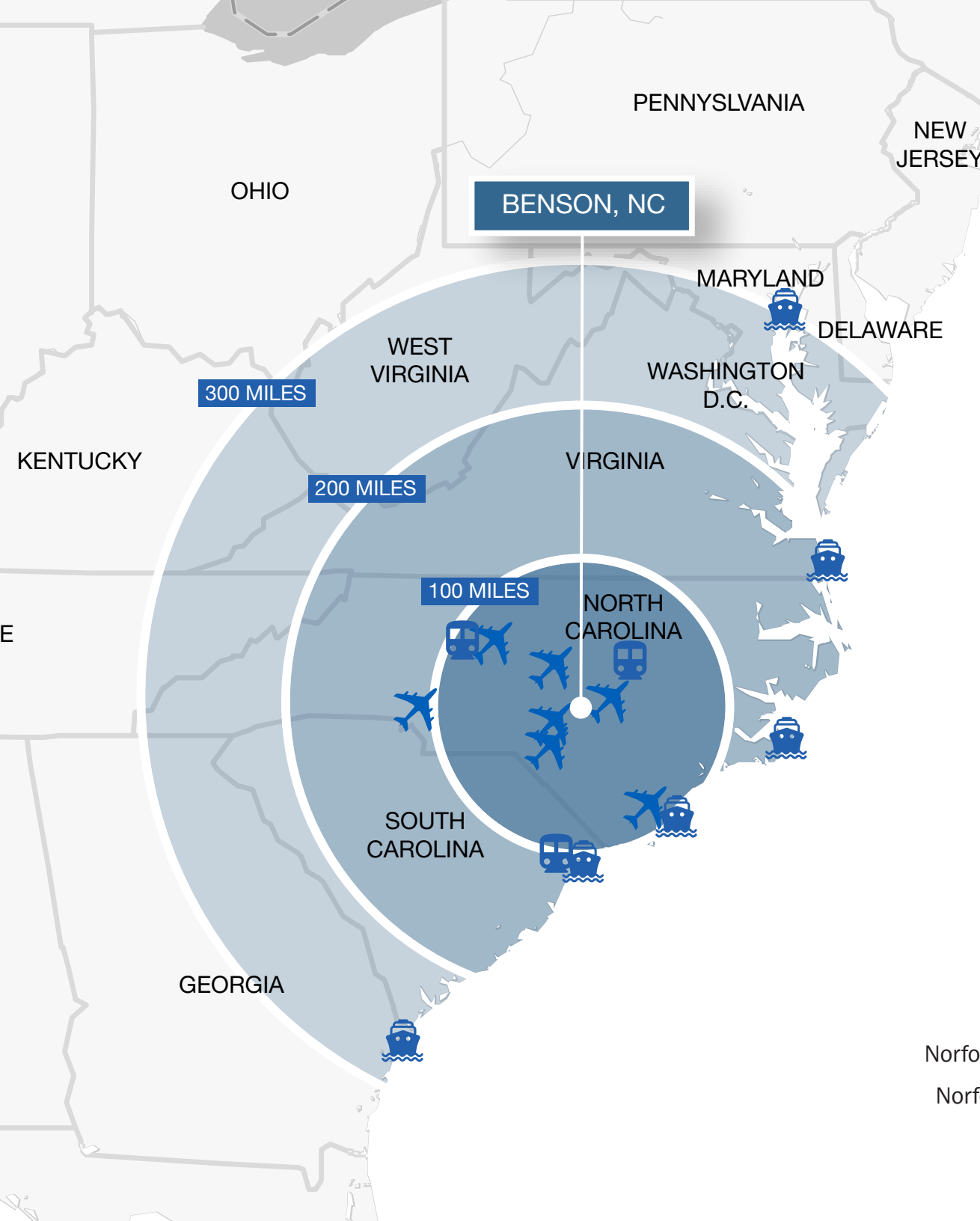
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REGIONAL CONNECTIVITY



AIRPORTS

Harnett Regional Airport	14 Miles
Johnston Regional Airport	14 Miles
Raleigh-Durham International	48 Miles
Fayetteville Regional	35 Miles
Wilmington International	99 Miles
Piedmont Triad International	110 Miles
Charlotte Douglas International	181 Miles

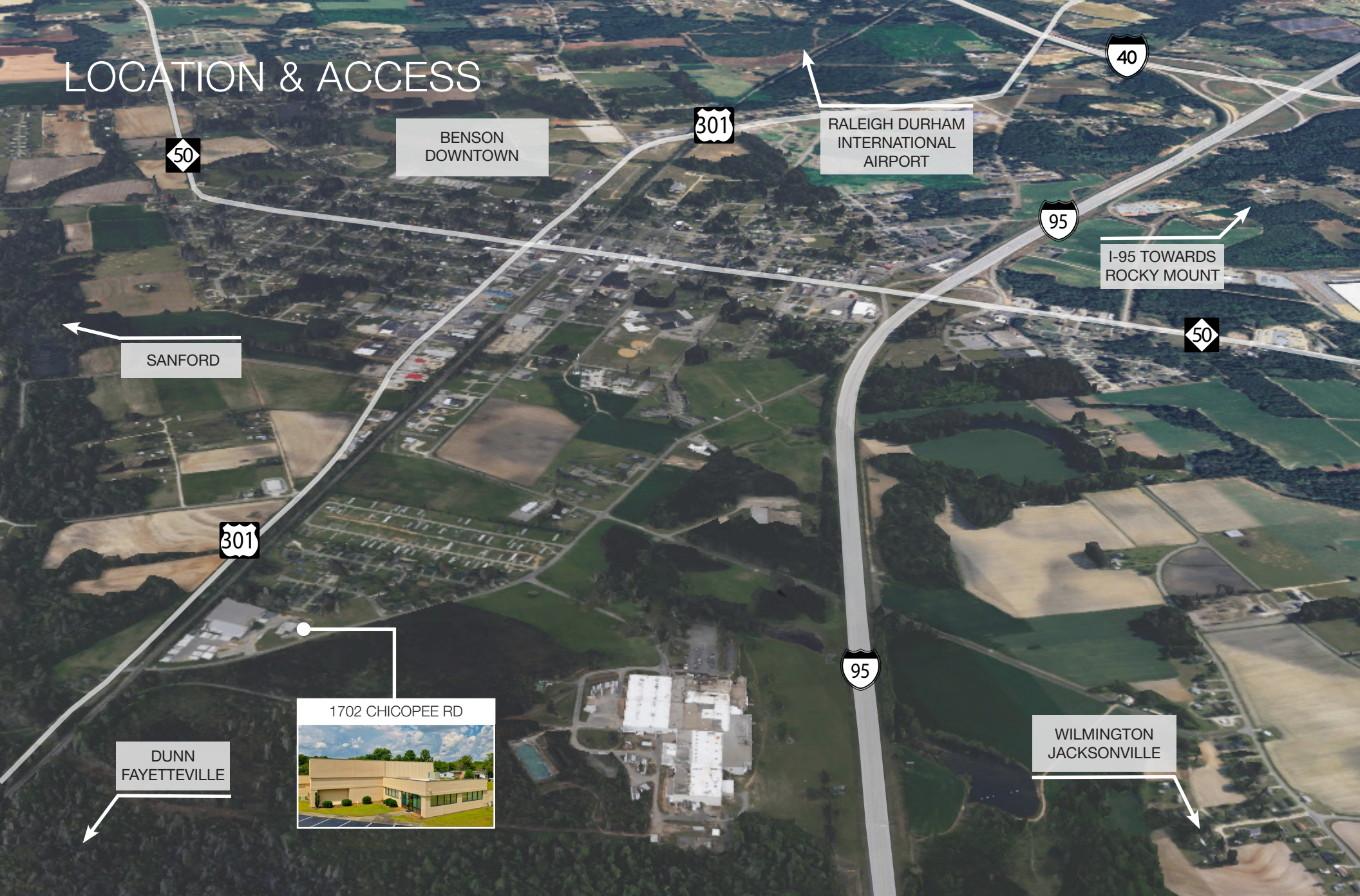
SEAPORTS

Wilmington, NC	100 Miles
Morehead, NC	134 Miles
Norfolk, VA	193 Miles
Charleston, SC	247 Miles
Savannah, GA	290 Miles
Baltimore, MD	325 Miles

RAIL LINES

CSX Intermodal - Rocky Mount, NC	61 Miles
Norfolk Southern Intermodal - Greensboro, NC	103 Miles
Norfolk Southern Intermodal - Charleston, SC	227 Miles
CSX Intermodal - Charlotte, NC	171 Miles

LOCATION & ACCESS



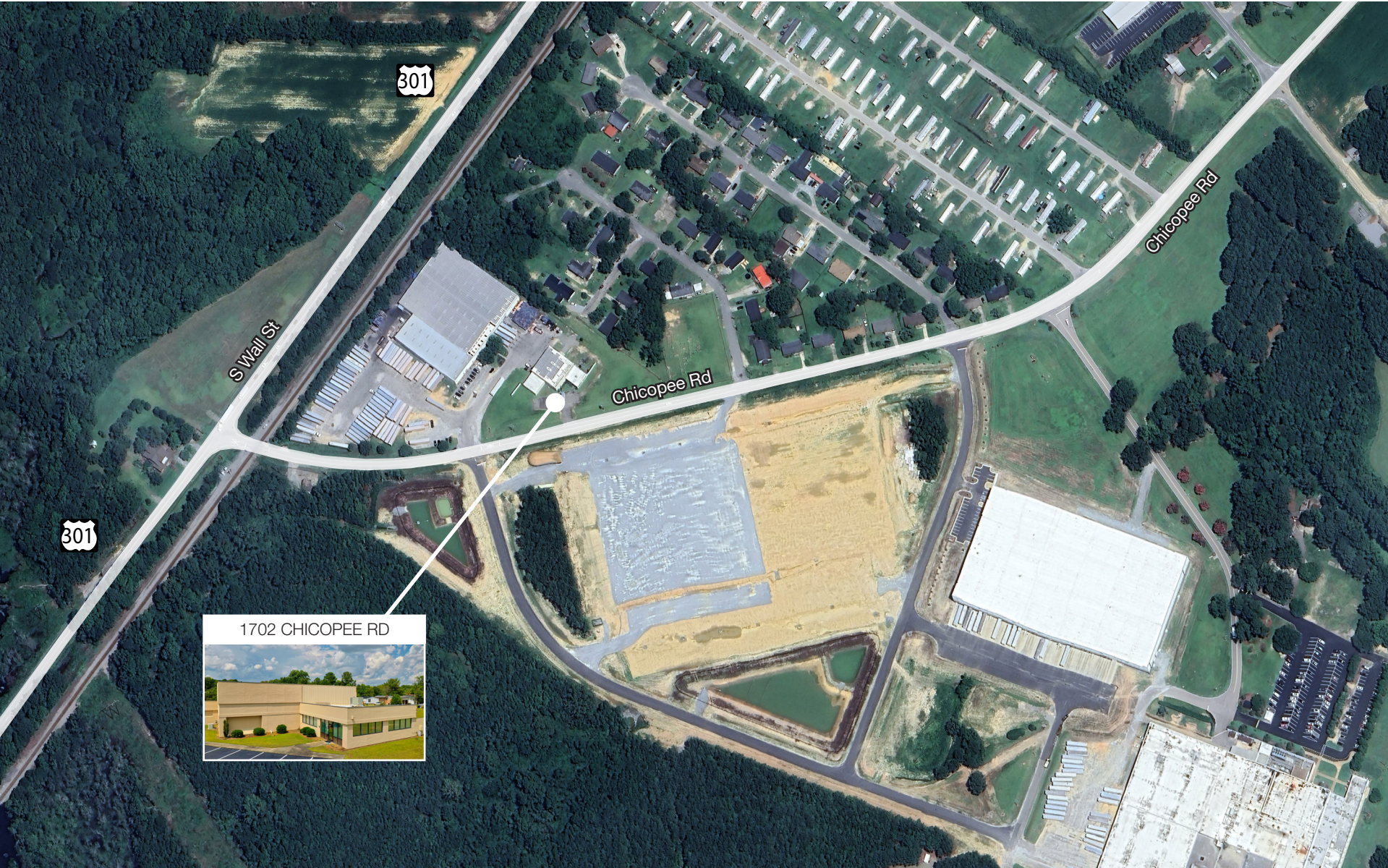
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AERIAL



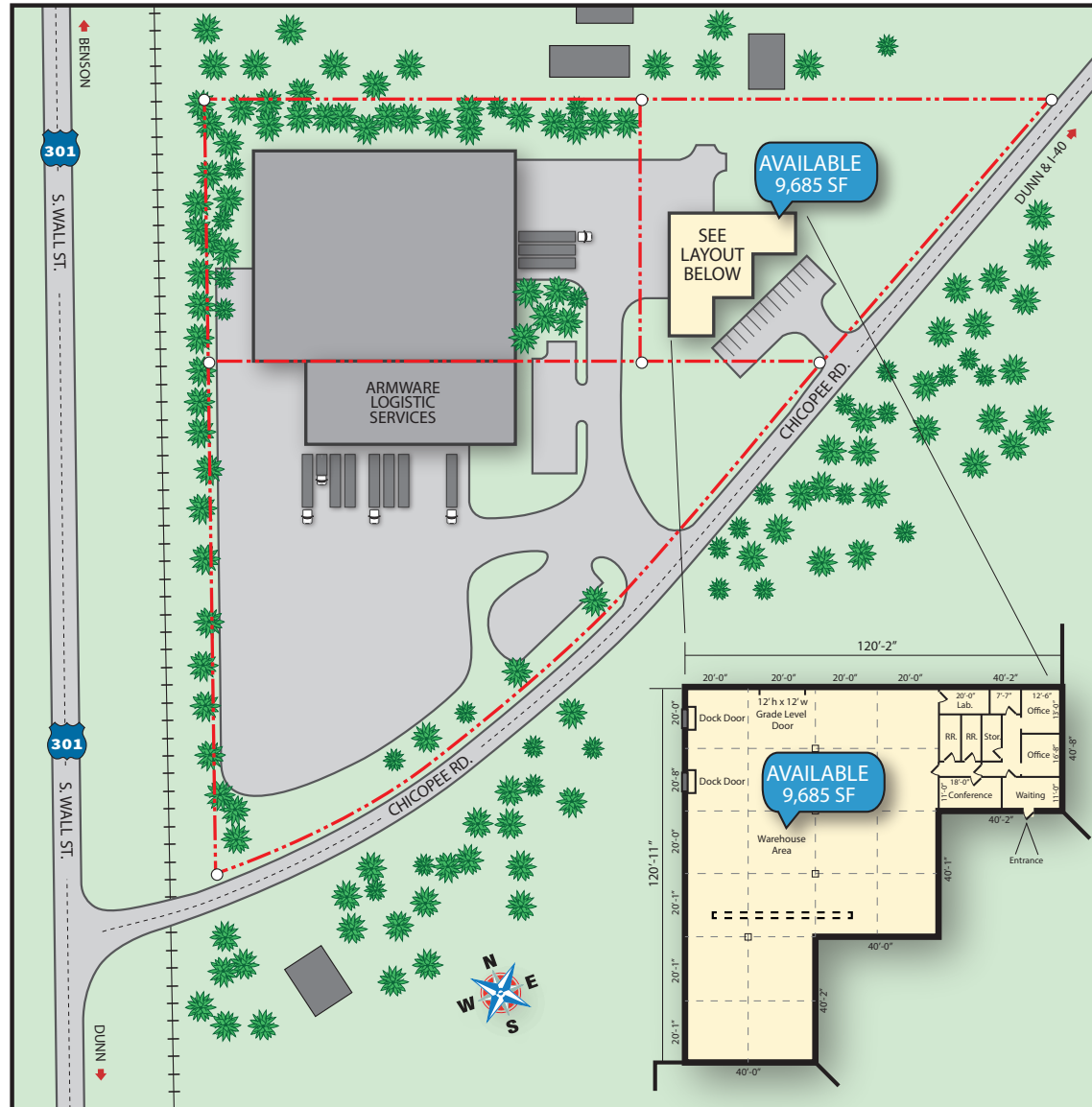
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SITE PLAN

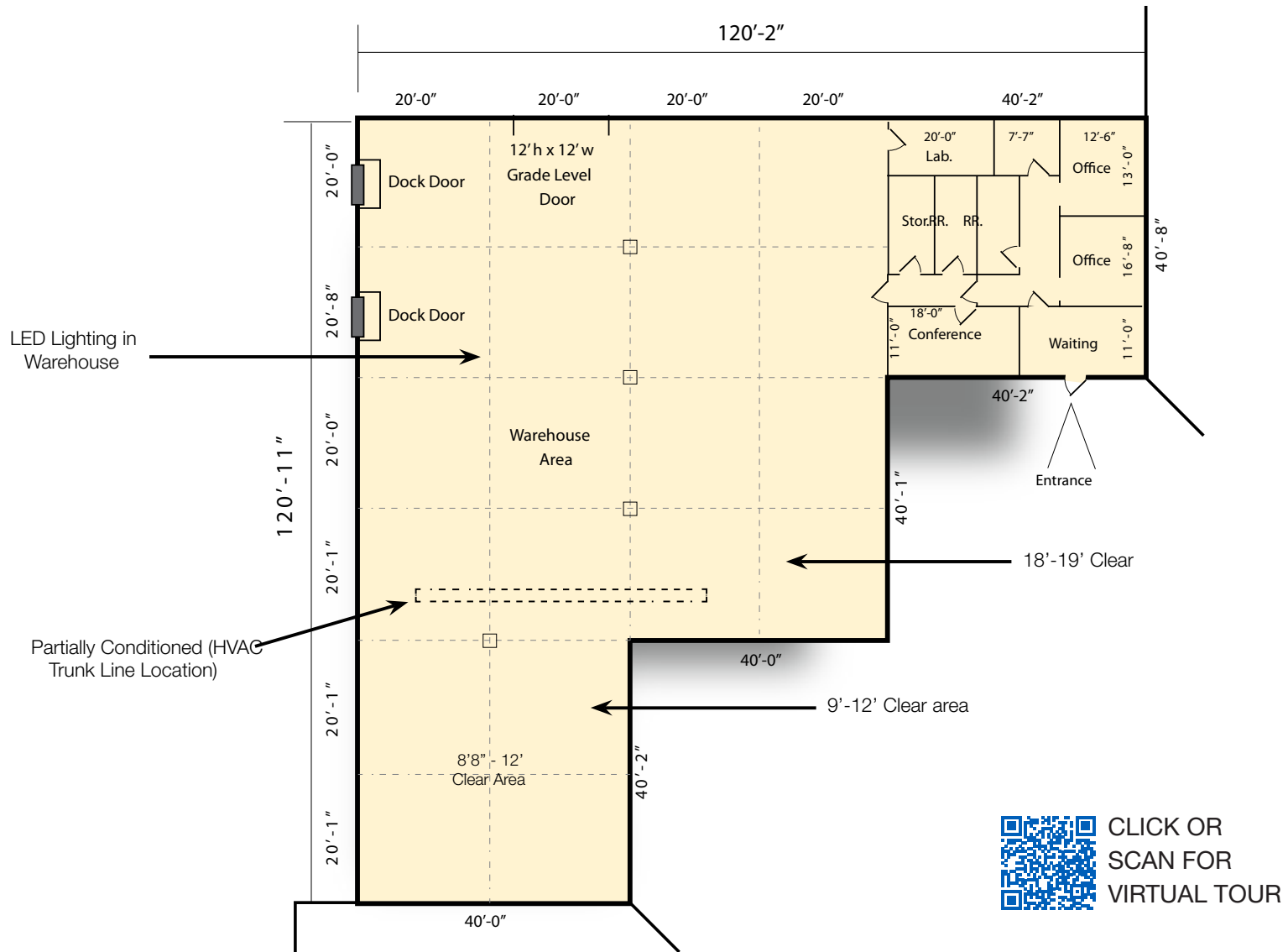


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FLOOR PLAN



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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

Benson Housing Authority
NC National Guard Armory
United States Postal Service
Tri State Tire Inc
Pat's Gas & Grill
First Citizen's Bank
Truist
Advanced Auto Parts
Benson Museum of Local History
Benson Little Theater

EDUCATION

Campbell University
Central Carolina Community
College

DINING OPTIONS

Daddy D's BBQ
Char-Grill
Waffle House
McDonald's
The Grind Coffee House &
Creamery
Gabriella's
Burger King
Subway
JPs Pastry
Jersey Mike's Subs
El Charro Mexican Restaurant
Jenny's Sweet Creations
Jordan's Pizzeria & Italian
Ristorante
Cornerstone Cafe & Coffee

RETAIL & GROCERIES

Dollar General
Food Lion
Walgreens
Medlin And Dorman Ace
Hardware
Family Dollar
Charlie C's IGA
Lee's Produce - Downtown
Morgan's On Main
The Royal Boutique & Company
Benson Flower Shop
Warren Drug Co Inc

PARKS & RECREATION

Lee Street Complex
Dr. PK Vyas MD Community
Park
Benson Dog Park
Tucker Lake Recreation
Noewell Smith Arena
Community Swimming Pool
TNT Fitness
Forrest Fitness
Crossfire Fastpitch, LLC
Double Play Training Center
Turkey Creek Ranch & Rodeo

HOTELS

Hampton Inn
Holiday Inn Express & Suites
Grand Magnolia of Benson

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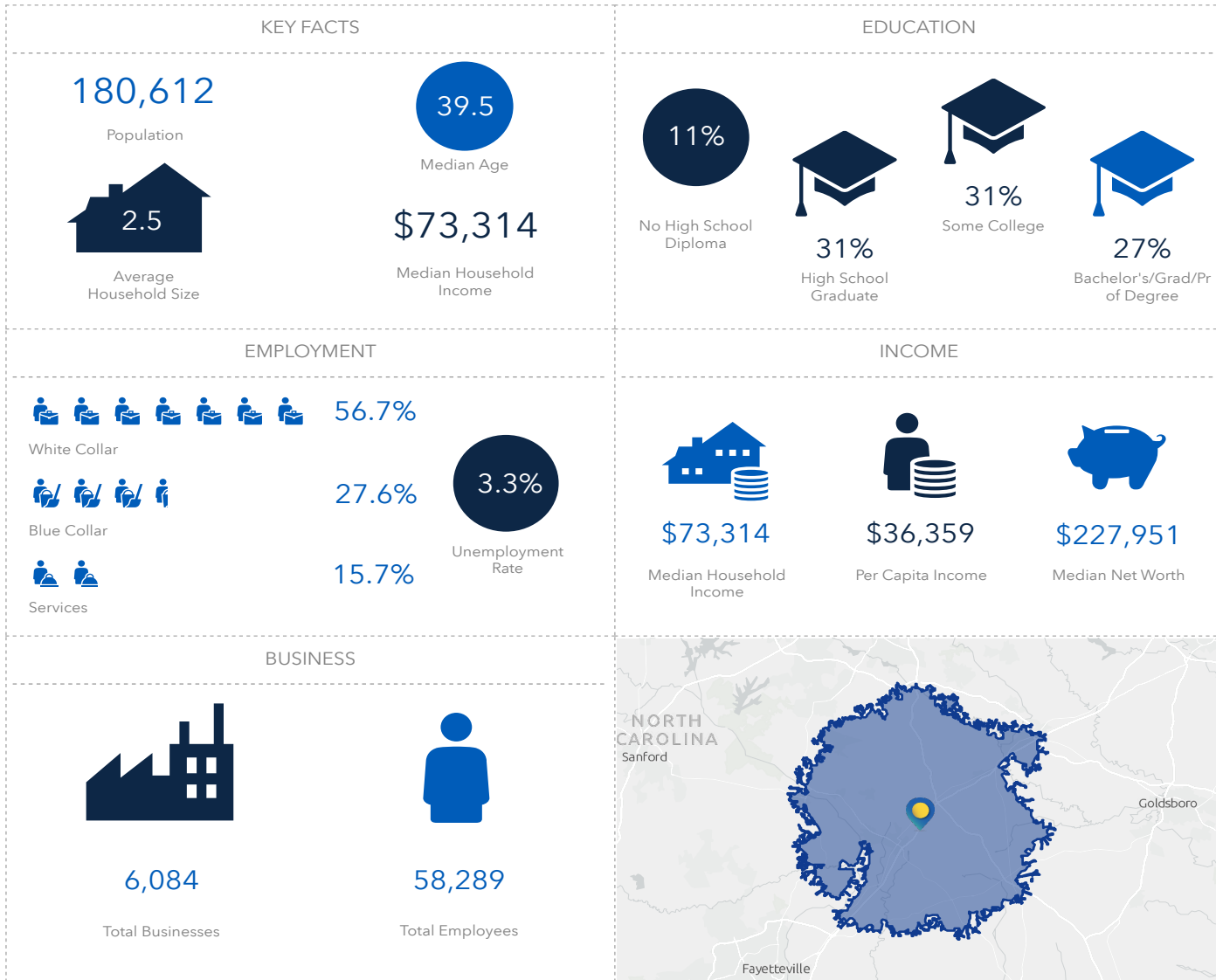
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DEMOGRAPHICS

20 MILE RADIUS



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