

MANUFACTURING/WAREHOUSE FOR SALE

# 611 CHICOPEE RD

BENSON, NC 27504

611 CHICOPEE RD

LESS THAN 1 MILE TO I-95



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

## 611 Chicopee Road, Benson, NC 27504

12,059 SF OF MANUFACTURING AVAILABLE FOR PURCHASE

ADDRESS	611 Chicopee Road, Benson, NC 27504
TOTAL BUILDING SF	12,059 RSF
AVAILABLE SF	12,059 RSF (sold vacant)
ACREAGE	±2.25 acres
USE	Manufacturing/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 <a href="#">click for table of permitted uses</a>
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"><li>• Bar Joist &amp; Ridge Frame Roof</li><li>• Monitoring well on-site</li><li>• Built 1974 / Renovated 1980</li><li>• Parcel ID #01E10006C</li><li>• Single tenant occupancy</li><li>• Building signage available</li><li>• Johnston County Submarket</li></ul>



# TRIANGLE REGION



## CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | [ebrown@triprop.com](mailto: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

SANFORD

RALEIGH DURHAM  
INTERNATIONAL  
AIRPORT

I-95 TOWARDS  
ROCKY MOUNT

BENSON  
DOWNTOWN

611 CHICOPEE RD



DUNN  
FAYETTEVILLE

WILMINGTON  
JACKSONVILLE

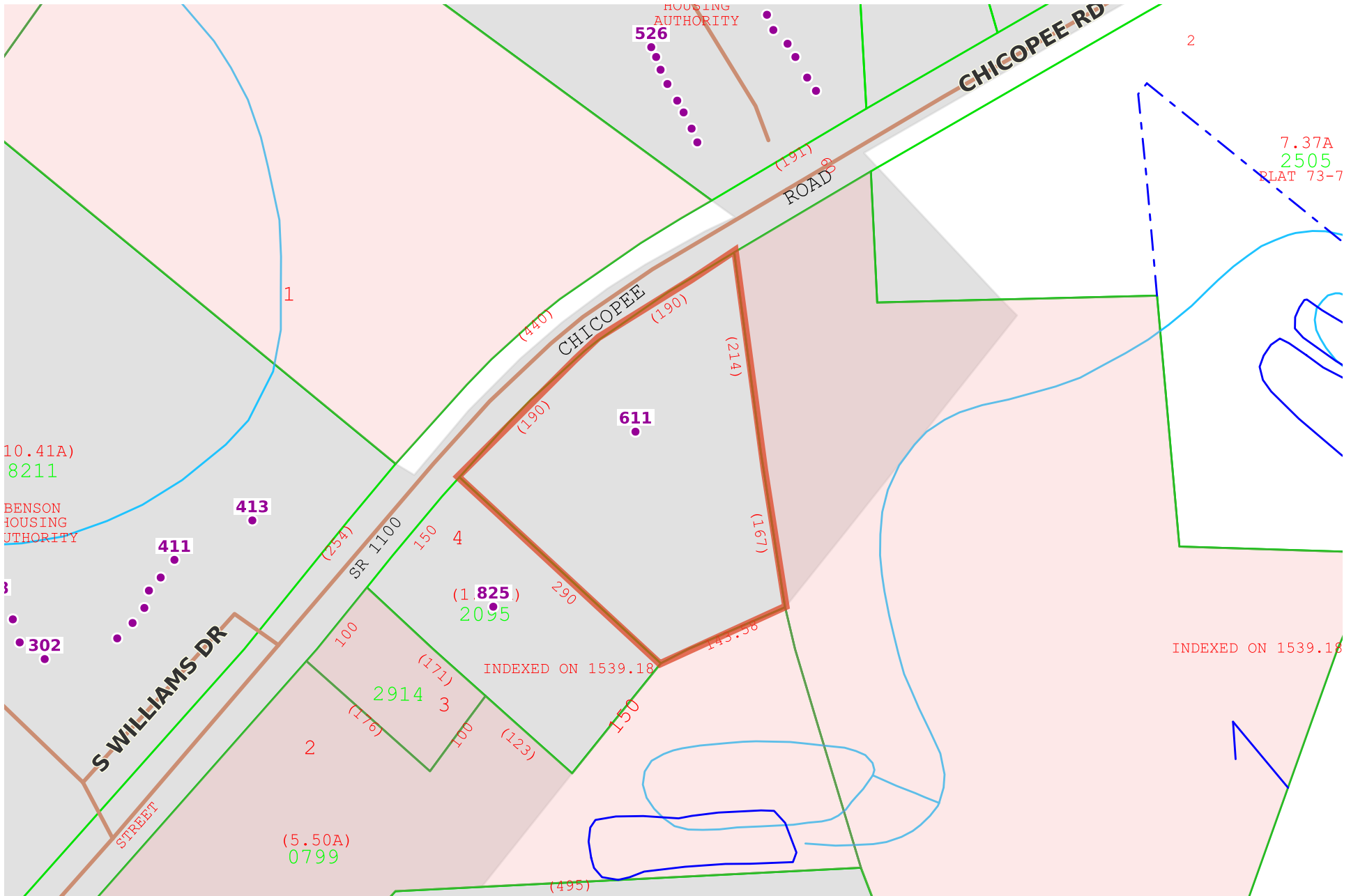
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# FLOOD ZONE MAP



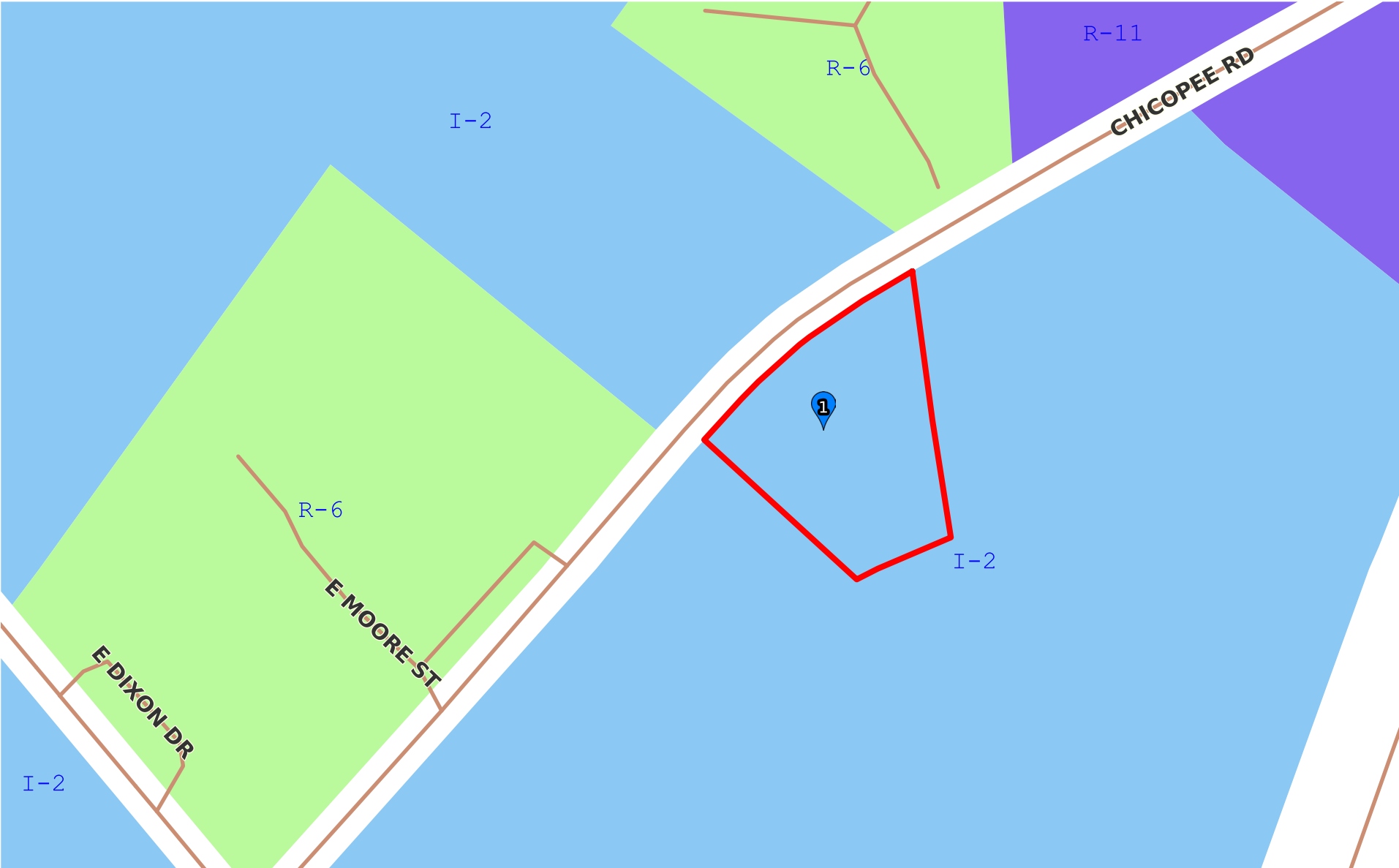
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# TOWN OF BENSON ZONING MAP



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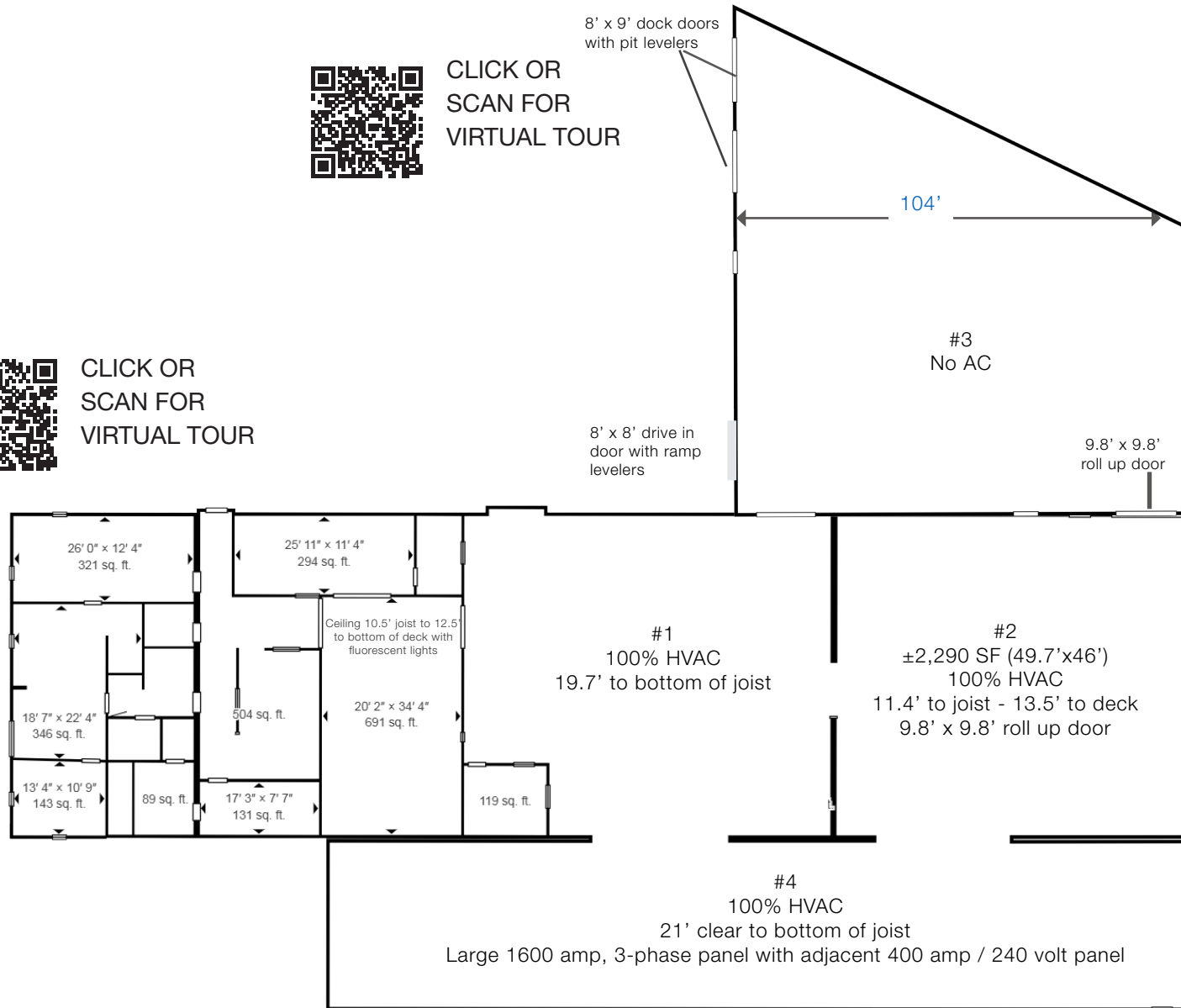
# FLOOR PLAN



CLICK OR  
SCAN FOR  
VIRTUAL TOUR



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

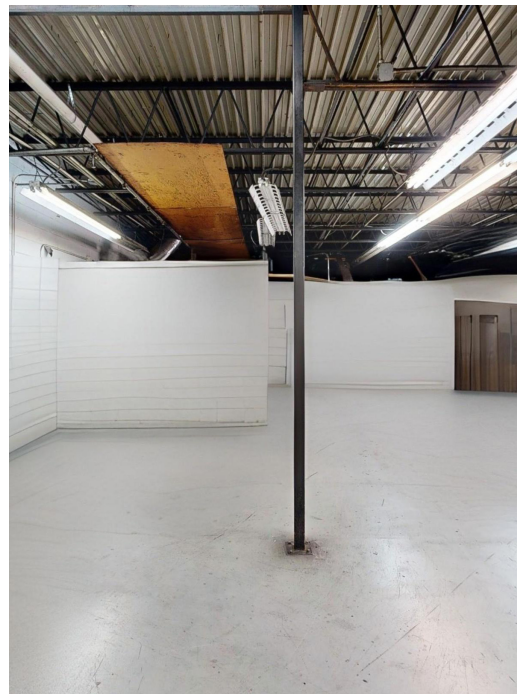


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**NAI** TRI PROPERTIES

# 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  
Gabiella'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

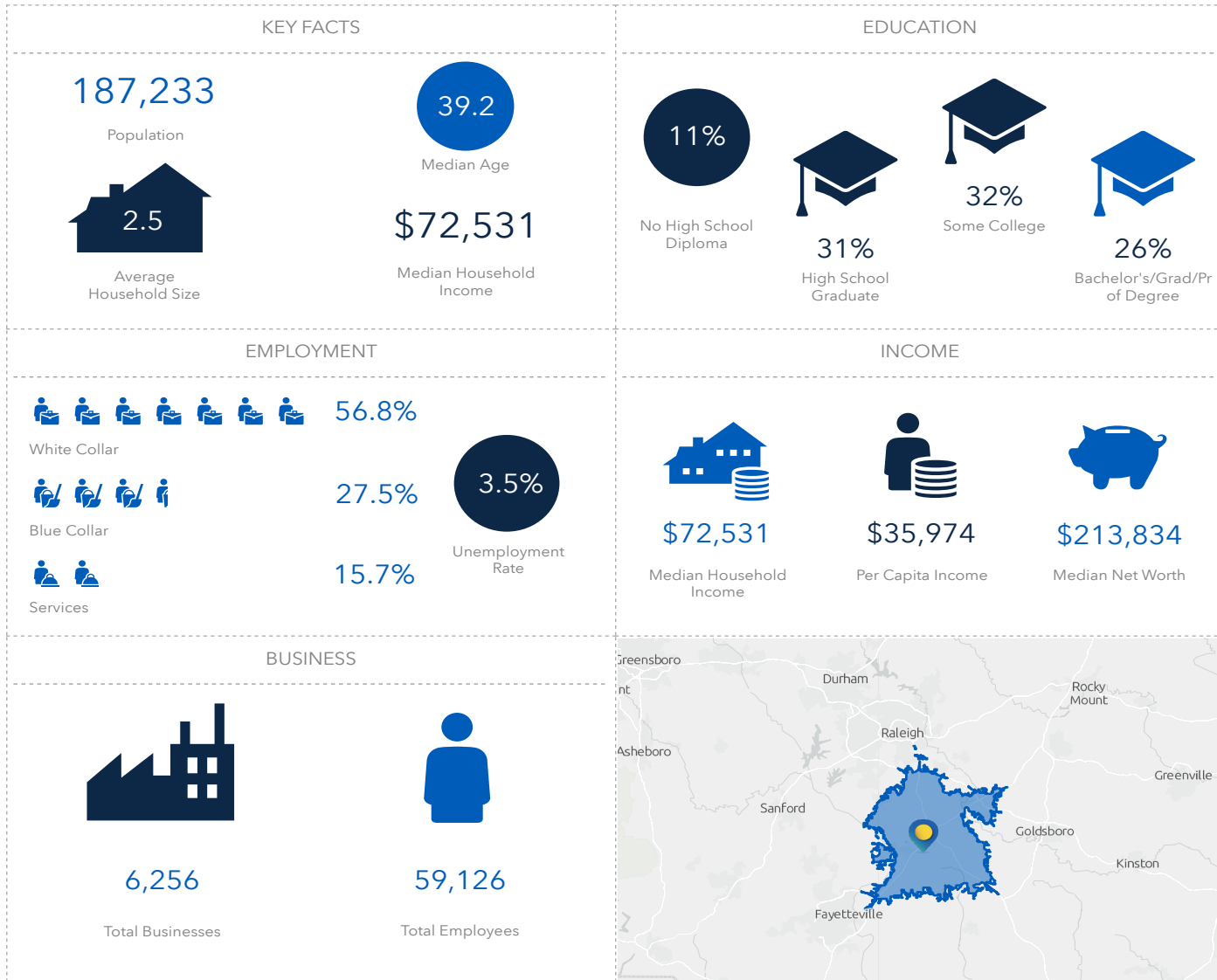
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# DEMOGRAPHICS

## 27 MINUTE DRIVE TIME



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