

For Sale

554 Old Roberts Rd
Benson, NC 27504



DEVEREUX
Investment Properties

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Property Overview

Sale Price: \$4,950,000

Information

Building: +/- 21,327 total sf, 1,678sf office building
Lot: +/- 7 acres
Zoning: AR with IHI overlay
Year Built: 1990
Renovated: 2024-2025
Utilities: City water, septic (city sewer available)
Roof: 8 years old
Ceiling: 16' to center
Doors: 1 dock area, 3 drive-ins
Yard: +/- 3.42 ac fenced

Features

- Fully updated office area - paint, carpet, lights, restrooms & break room
- New exterior paint
- Automatic gate with keypad
- New dedicated restrooms for warehouse
- New dedicated breakroom for warehouse
- New warehouse led lights, exhaust fans and heaters
- New camera system includes 23 live cameras
- Professional airlines throughout warehouse
- Four 1-ton bridge cranes
- Two 15-hp air compressors
- Yard area cleared, graded and graveled
- City sewer at road, ability to connect



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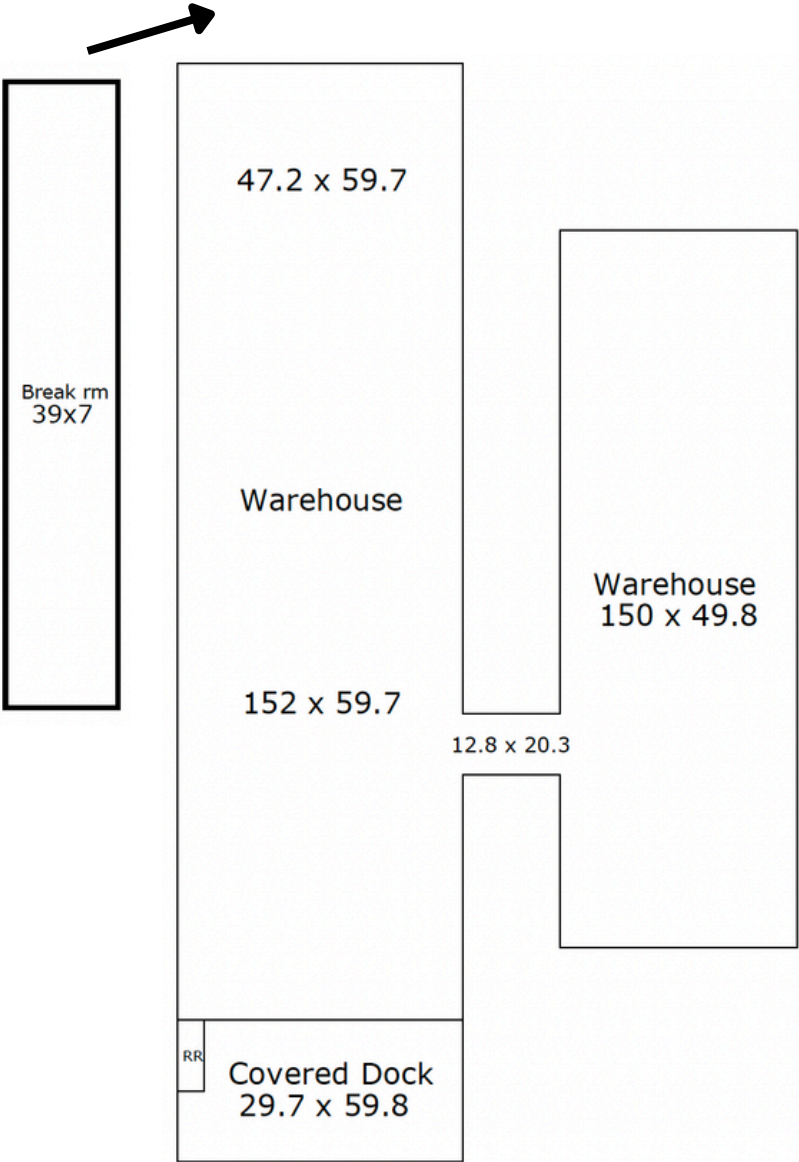
Floor Plan - Office

Office

Office 6.8 x 6.5	Storage 7 x 11.7	Office 8.7 x 11.5
Conference Room 17.4 x 10.8		
Half Bath	Office 10 x 11.7	Office 8 x 11.5
Kitchen 10.4 x 15.2		Office 10.5 x 11.5
	Half Bath	Half Bath



Floor Plan - Warehouse



Exterior Photos



*Dock Access
&
Office Building*

*Drive-In Doors
&
Yard Space*



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Warehouse Photos



Warehouse Interior

Warehouse Interior



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Warehouse Photos



Warehouse Interior

Warehouse Interior



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