

INDUSTRIAL PROPERTY FOR SALE

8957 NC-96

Benson, NC 27504

2.6 Acres

for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$1,499,000
Lease Price:	\$10,000 Monthly
Lot Size:	2.6 Acres
Building Size:	28,756 SF

property description

Grant-Murray Real Estate is pleased to present 8957 NC-96 S, Benson, NC, an exceptional industrial property featuring three warehouses with office space totaling ±28,756 SF situated on 2.61 acres. This property includes a fenced laydown yard, providing excellent outdoor storage and operational flexibility.

Warehouse 1: Includes 7 offices, warehouse space with 15' clear height, 17' ceilings, and two 12' drive-in doors.

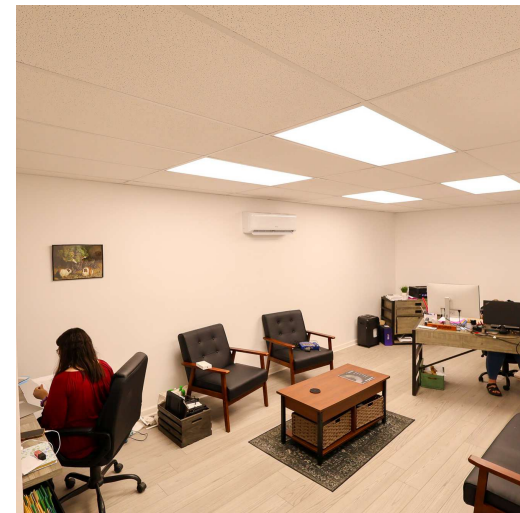
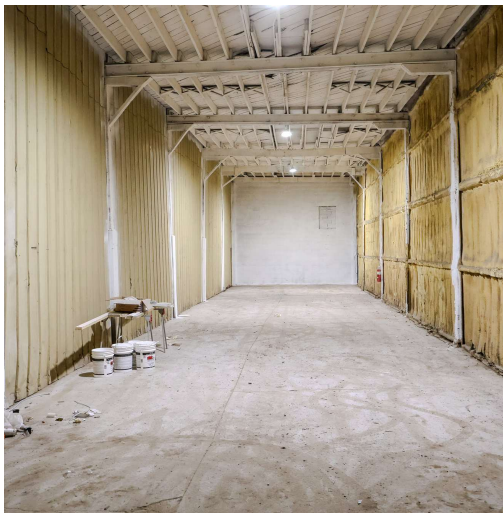
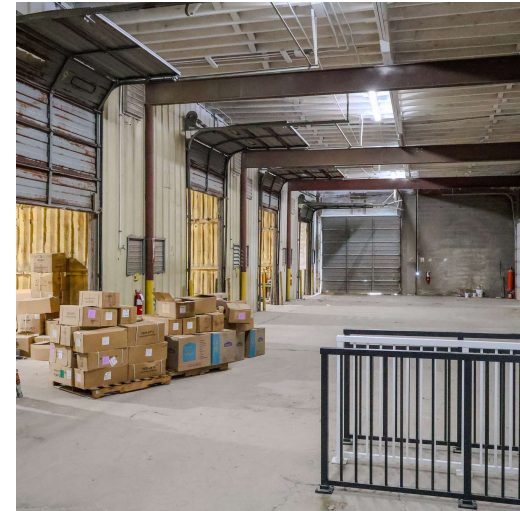
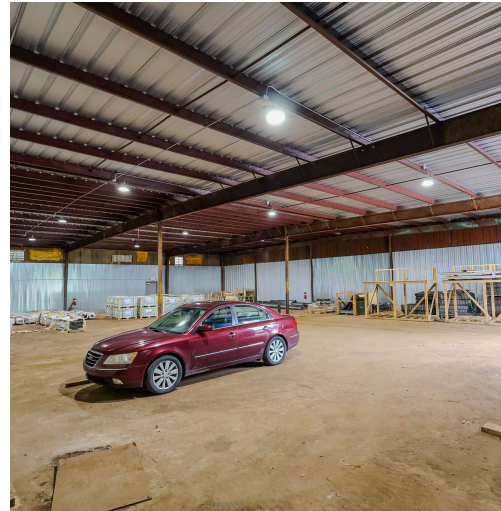
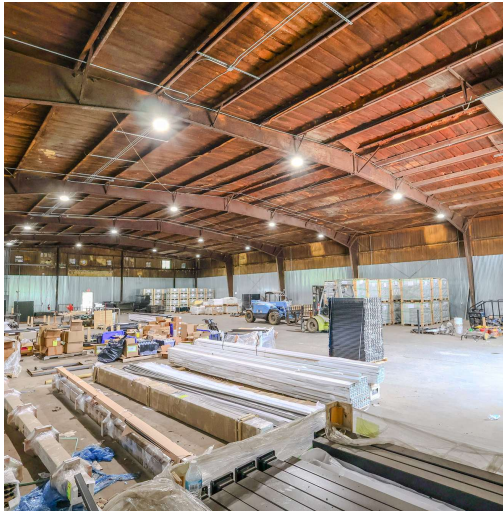
Warehouse 2: Features 16' ceilings and a 14' drive-in door, suitable for a variety of industrial or distribution uses.

Warehouse 3: Offers impressive 22' ceiling height with a 14' drive-in door, ideal for high-stacking, equipment storage, or heavy industrial users.

Strategically located less than one mile from I-40 and only minutes from I-95, this property provides direct access to major transportation corridors, enhancing distribution efficiency throughout the region. Additionally, it is just 35 minutes from Downtown Raleigh, placing it within reach of the Triangle's growing industrial and logistics market. The property falls within General Business Zoning (Johnston County ETJ), providing flexibility for

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ADDITIONAL PHOTOS



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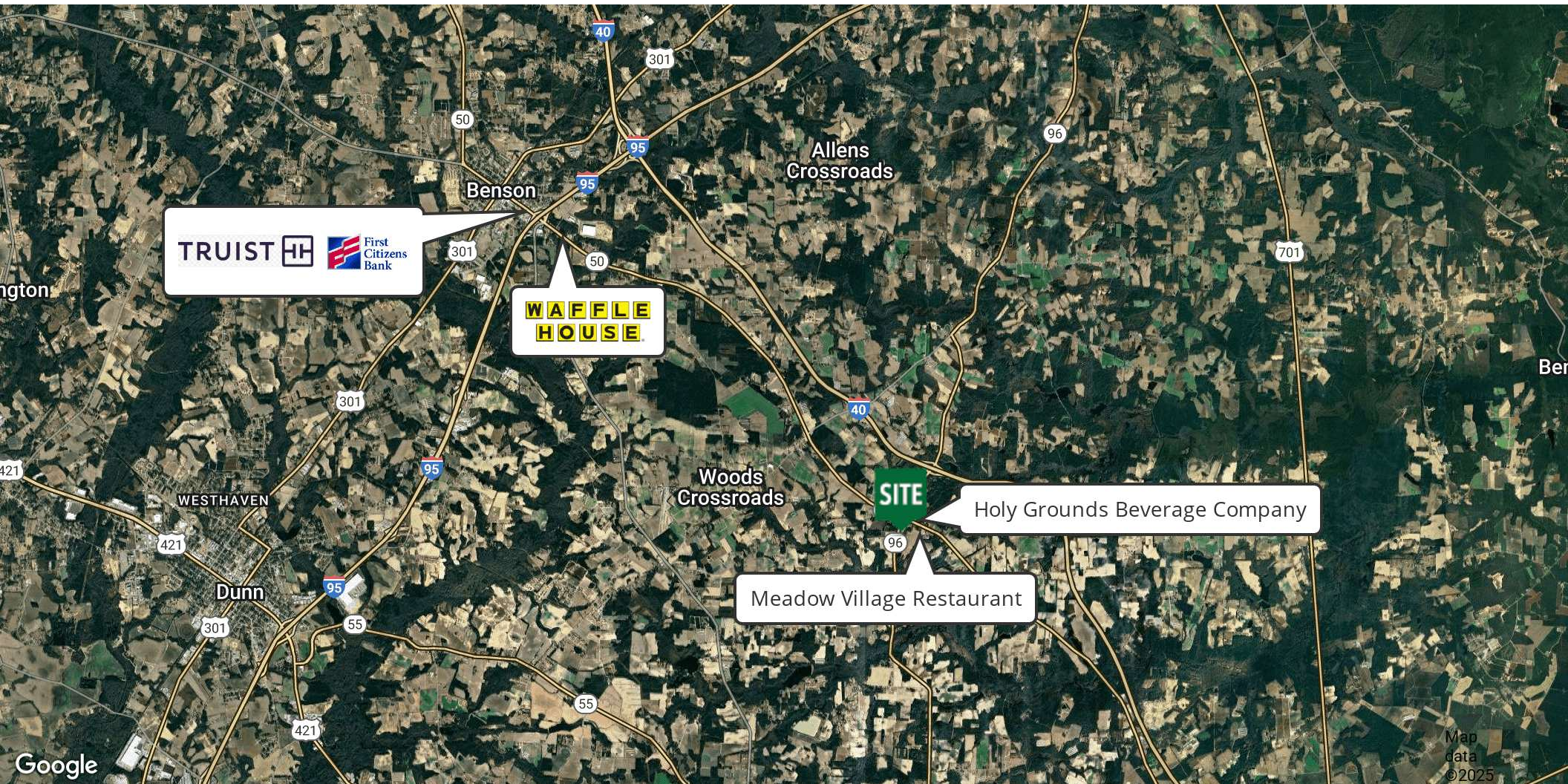


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MAP



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