



270,734 SF UNDER CONSTRUCTION
PAD READY
RALEIGH MSA | BENSON, NC

PAD READY
CONSTRUCTION PERMITS IN HAND!
Delivery 6 to 9 months from lease execution



CONTACT:

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NAI TRI PROPERTIES

IDEAL WAREHOUSE AND DISTRIBUTION

Benson Global II is 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.

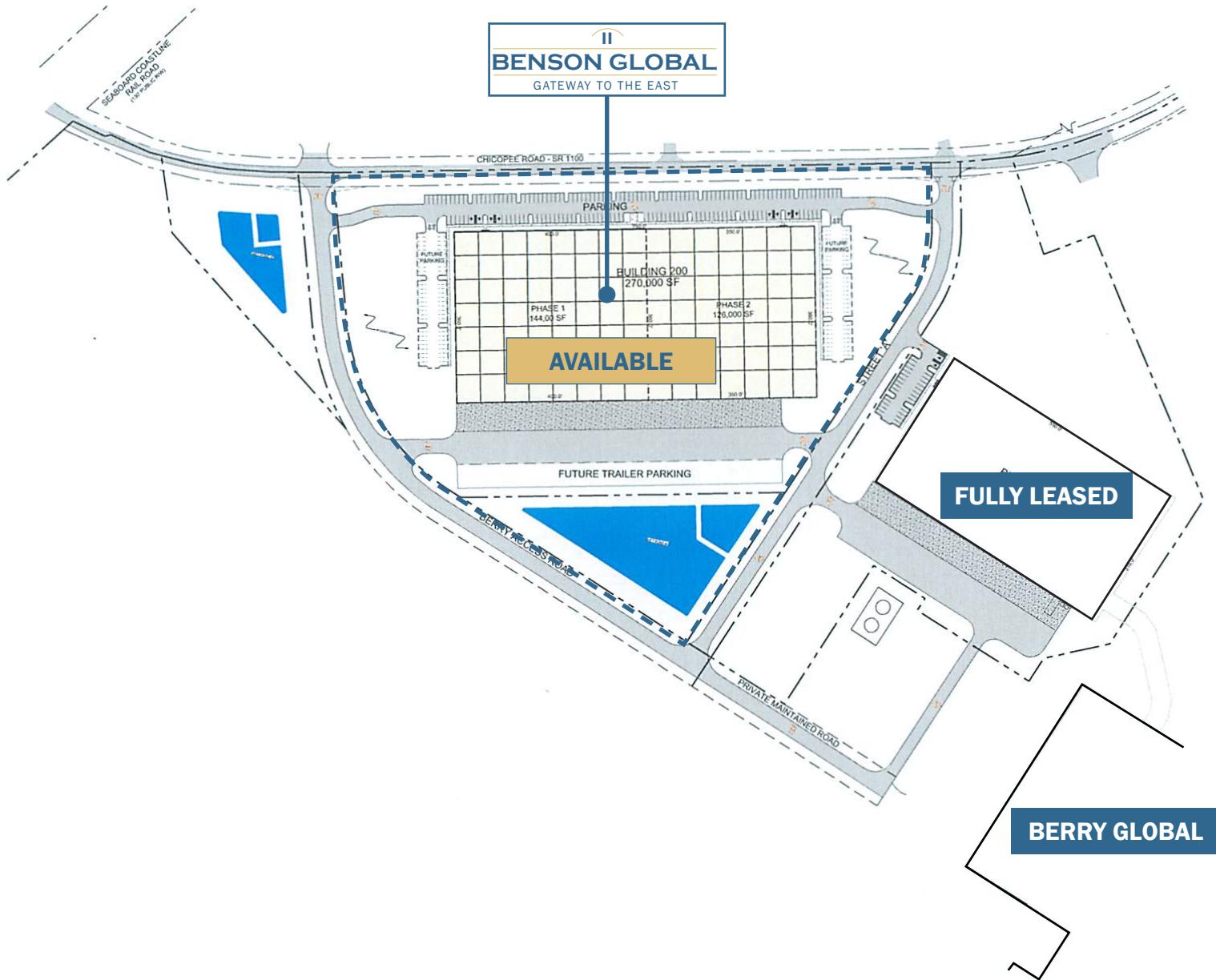
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|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS | 1230 Chicopee Road, Benson, NC 27504 |
| BUILDING SIZE ZONING | 270,734 SF on 19.07 acres, Zoned I-2 allows heavy uses beyond packaging and warehousing. All types of manufacturing, rebuilding, etc. 2,000 SF of offices upfitted. Electrical Room/Sprinkler Room Included. |
| DATE AVAILABLE | Pad Ready, Construction Permits in Hand. Delivery 6 to 9 months from lease execution |
| RATE | Contact Broker |
| BUILDING DIMENSIONS | 750' x 360' |
| DOCK CONFIGURATION | Single Loaded |
| PARKING | 120 Spaces - Expandable to 276 Spaces Total |
| TRUCK COURT | 135' Deep with 60' Truck Concrete Pad. Optional Trailer Parking of 49 Spaces |
| FLOOR SLAB | 6" Thick - 4,000 psi - over 4" crushed stone |
| WALL CONSTRUCTION | Concrete Tilt-Wall Panel Construction with Storefront Office Glass/Windows |
| COLUMN BAY SPACING | 50' x 50' - 60' Speed Bay |
| CLEAR HEIGHT | 36' |
| ROOF | Metal deck painted white, structural steel, bar joists and girders primed gray. TPO 60 membrane over a R15 roof insulation with 20 year bond. |
| LOADING DOCK DOORS | 26 Dock Doors - 9' x 10' with 16 knock out panels to make 42 total. |
| DRIVE-IN DOORS | 2 Drive in Doors - 14' x 16' and ramp |
| WAREHOUSE HEATING | Gas Fired Space Heaters to heat warehouse to 45 degrees or above freezing for the sprinkler system. Ventilation by roof fans and motorized louvers by code. |
| FIRE PROTECTION | ESFR Sprinkler System for normal products without rack sprinklers. Fire Marshal approved Fire Pump. Building served by a 16" water main, which allows for heavy sprinkler users such as batteries, plastics, etc. |
| LIGHTING | LED interior lighting per warehouse standards throughout. LED outside lighting. |
| ELECTRICAL & WATER | 2,000 amp - 3 phase service, with up to 10,000 amp, 3 phase, 480 volt service available. 16" water main can support a 12" line to building. Allows for heavy sprinkler systems for beyond normal commodities. |

I-95 North Benson Exit
E Main St.
1.2 Miles

I-95 South Benson Exit
Hodges Chapel Rd.
2 Miles



SITE PLAN



AMENITIES

Below represents a sampling of amenities that can be reached within a short ten minute drive. But there is much more the area offers. Carolina Premium Outlets in Smithfield can be reached in 21 minutes, downtown Raleigh in 35 minutes, as well as many nature and outdoor recreation options in Johnston County including greenways for hiking and biking, kayaking, canoeing, horseback riding, hunting, fishing, golf and more.

FOOD

Arby's
Arthur's Pizza
Bojangles
Broad Street Deli & Market
Broadslab Distillery
Burger King
Char-Grill Benson
China Eight
Cornerstone Café & Coffee
Cracker Barrel
Dairy Queen
Domino's Pizza
Ed Charro Grande
El Charro Mexican Restaurant
Fainting Goat Brewing Company
Fiesta Mexicana
Gabriella's Peruvian
Glenda's Sweet Shoppe & Grille
Guacamaya Honduran
Hibachi Grill & Supreme Buffet
Hot Dogs Hamburger Haven
Hwy 55 Burgers Shakes & Fries
Inspirational Grounds Coffee House and
Sweet Dreams Bakery
Jenny's Sweet Creations
Jersey Mike's Subs
Jim's Seafood Fresh & Fried
Jordana's Pizzeria & Italian Ristorante
JPs Pastry
Kelly's

KFC

Kim's Barbecue House
Little Caesars Pizza
Lucknow Bottle & Tap
McDonald's
Ms. P's Blissful Bites
Paleteria Reyes Ice Cream
Panda House
Pitchers Bar
Pizza Hut
Pizza Inn
Positive Nutrition
Reyes Miami Cuban Cuisine
Reyes Tacos
Sagebrush Steakhouse
Sherry's Bakery
Sisters II Ice Cream
Stacey's Country Kitchen
Starbucks
Subway
Taco Bell
Tacos Don Vargas
The Grind Coffee House & Creamery
Triangle Waffle
Waffle House

HOTEL

Baymont by Wyndham Dunn
Country Inn & Suites by Radisson Dunn
Days Inn by Wyndham Benson
Fairfield Inn & Suites by Marriott Dunn

Hampton Inn Benson

Hampton Inn Dunn
Quality Inn
Super 8 by Wyndham Dunn

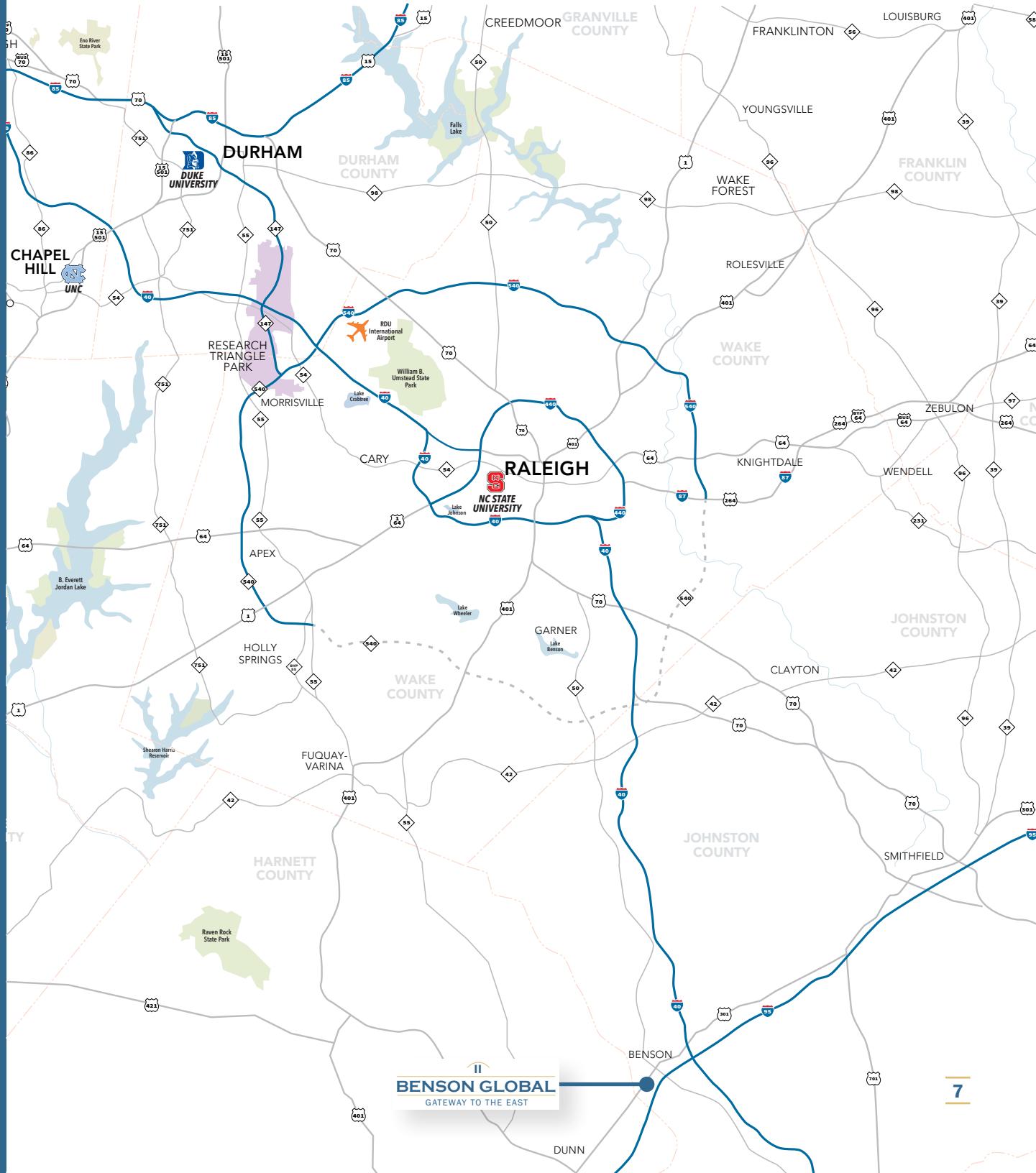
SERVICES

Advanced Auto Parts
B&B Barbershop
BB&T ATM
Benson Food Mart
Betsy Johnson Regional Hospital
Boost Mobile
Deb's Hotspots Tanning Salon/Nail Salon
Dollar General
Eastern Carolina Medical Center
Edwards Barber Shop
Enterprise Rent-A-Car
Family Dollar
First Bank Dunn
First Citizens Bank
First Federal Bank
Food Lion
Forrest Fitness
MacKinnon Medical Center
M&B Nails
PNC Bank
Truist Bank
United Community Bank
United Community Bank
Verizon
Walgreens

TRIANGLE CONNECTIVITY

ACCESS TO MAJOR POINTS

| | |
|------------------------|------------|
| I-95 North exit | 1.2 Miles |
| I-95 South exit | 2 Miles |
| US 301 | .3 Mile |
| NC 50 | 1 Mile |
| I-40 | 2.8 Miles |
| US 421 (Future I-685) | 6 Miles |
| US 70 (Future I-42) | 18.7 Miles |
| I-540 Future | 20 Miles |
| Downtown Raleigh | 30 Miles |
| Research Triangle Park | 52 Miles |
| Fayetteville | 31 Miles |



SURROUNDING INDUSTRIAL DEVELOPMENTS

Benson's industrial market is expanding with a total of 1,608,500 square feet of industrial space proposed and/or currently under construction.

Under Construction

BENSON GLOBAL I 170,500 SF

Fully Leased

BENSON GLOBAL II 270,734 SF

Available

Proposed, Same Developer as Benson Global

NORTH PARK AT FORTY 550,000 SF

Available

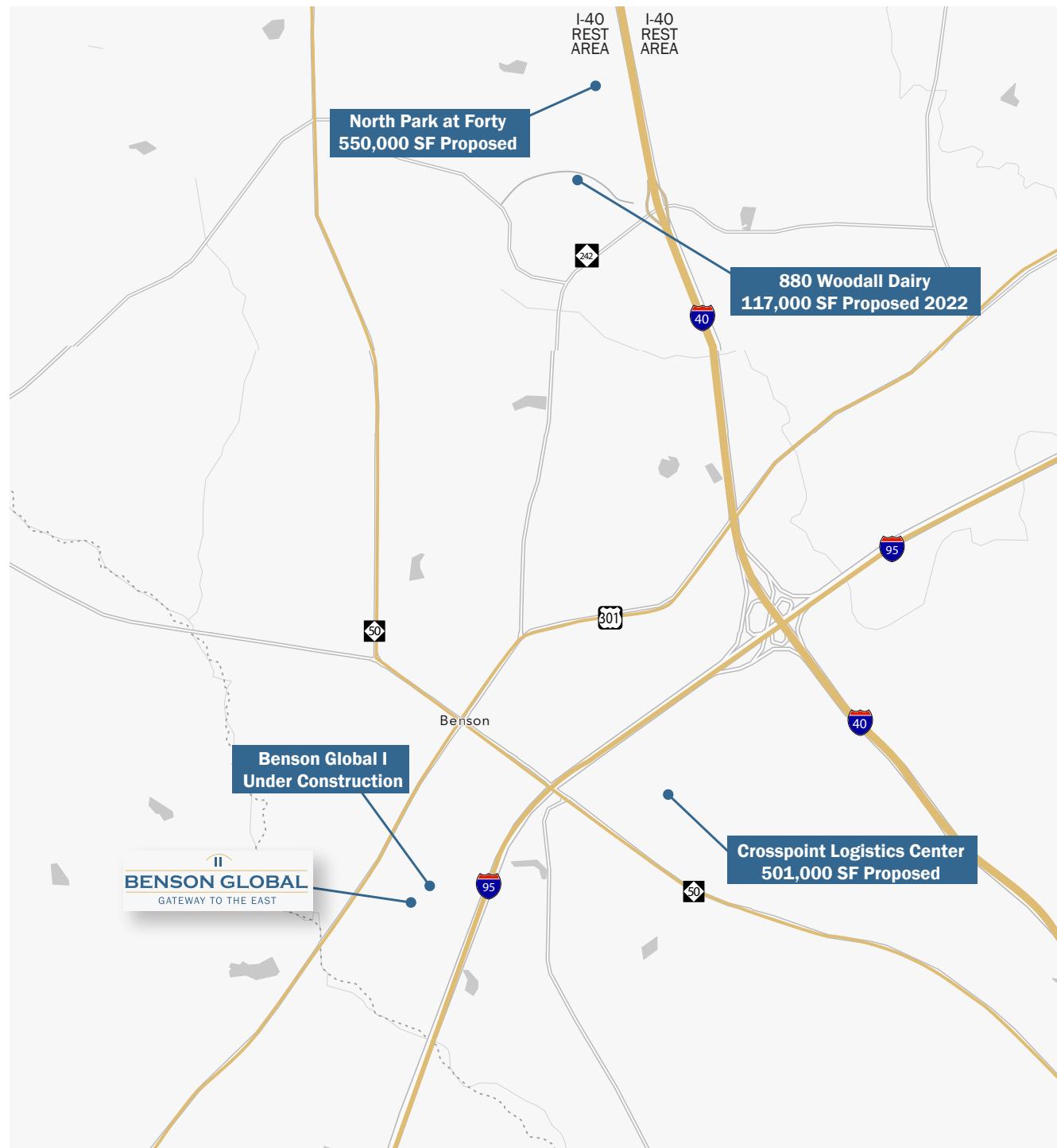
880 WOODALL DAIRY 117,000 SF

Available

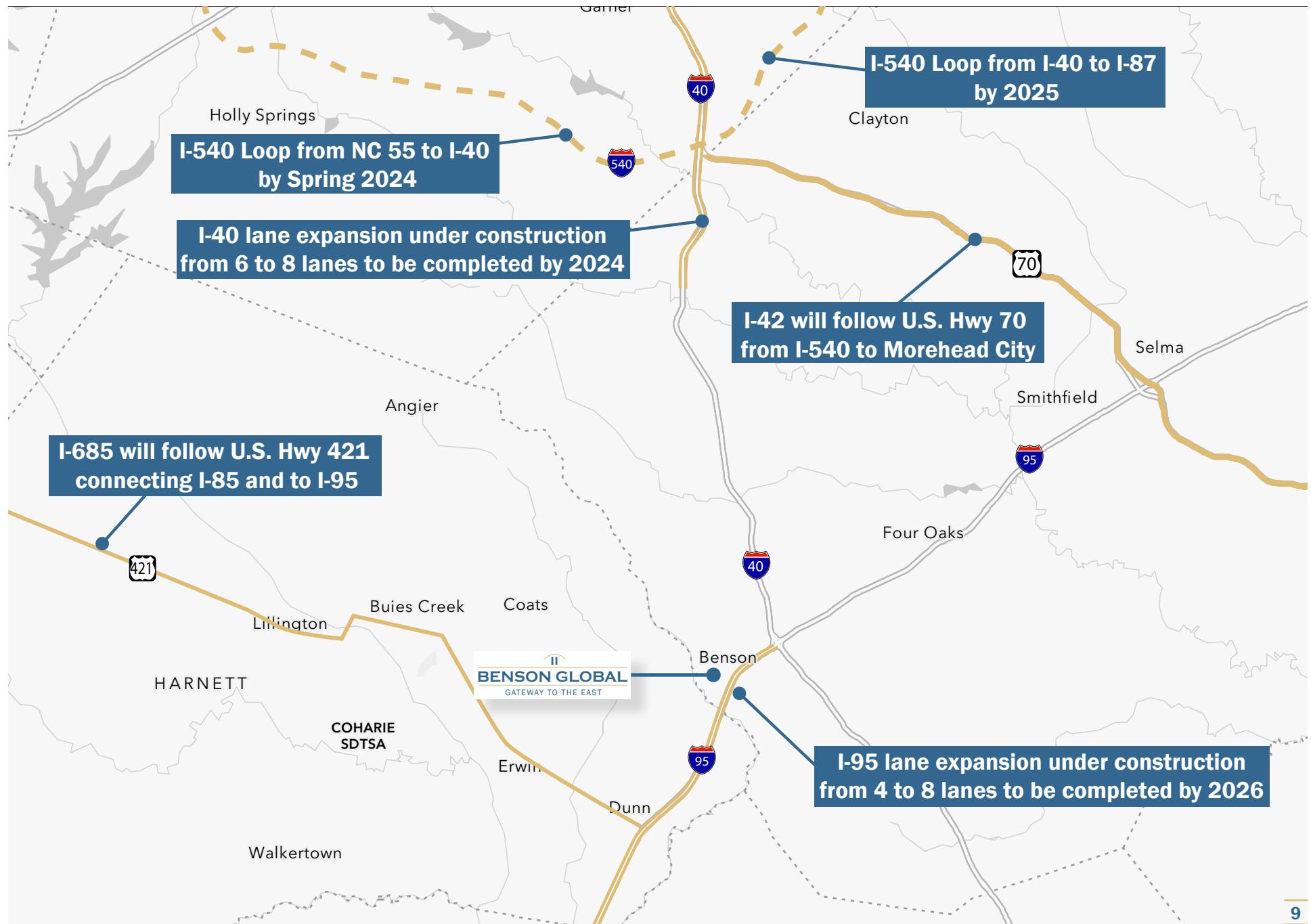
Construction to begin 2022

Other Proposed Projects

CROSSPOINT LOGISTICS 501,000 SF



INTERSTATE IMPROVEMENTS

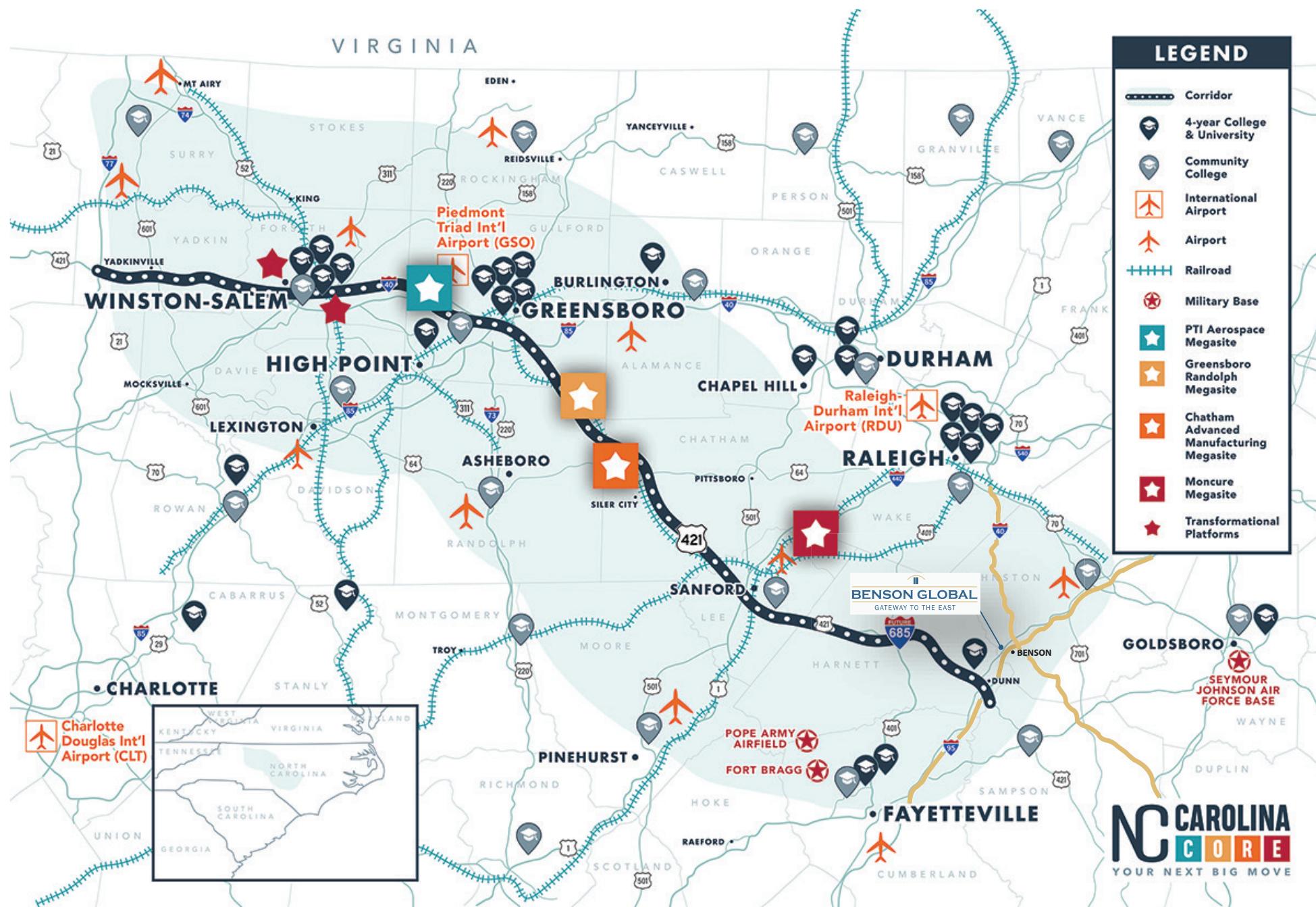


INTERSTATE IMPROVEMENTS OVERPASS COMPLETE

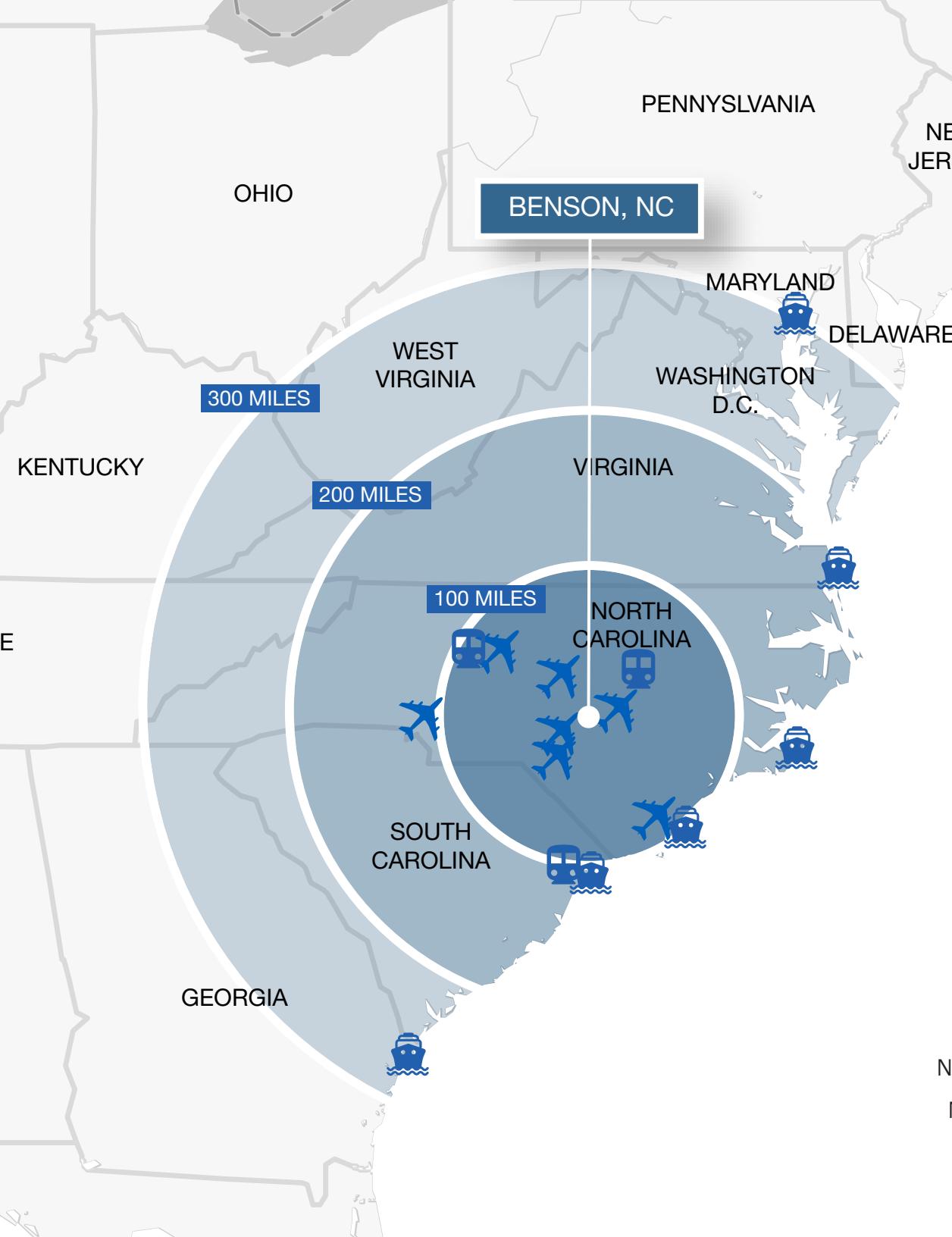


INTERSTATE IMPROVEMENTS AERIAL





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 |

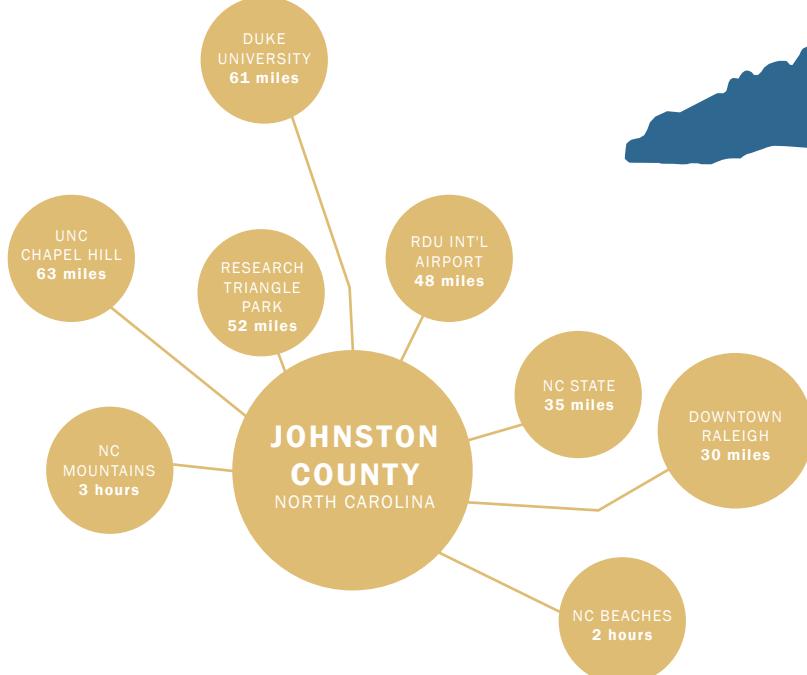
Located next to Raleigh, North Carolina and the Research Triangle Park (RTP), Johnston County is the fastest growing county in North Carolina. Ideal access to interstates, rail, seaports in addition to affordable housing options, great schools, diverse arts, and recreation options help explain why this county has seen such exponential growth.

I-40 and I-95 have spurred growth in Johnston County for decades. Several new interstate improvements are planned including:

- I-42, which follows U.S. Hwy 70 from Future I-540 in Wake County, past I-95, to Morehead City
- I-685, which will follow route U.S. Hwy 421 connecting I-85 to I-95
- I-95 widening project from 4 to 8 lanes from Fayetteville through Benson (under construction)

Approximately half way between New York and Florida Johnston County is within a two day truck drive of more than 200 million US and Canadian consumers.

JoCo is pro business and targeted industries include advanced manufacturing, life science, and warehouse and distribution.



Source: Johnston County Economic Development, U.S. Census

DEMOGRAPHICS

- Population growth: **27.9% growth from 2010-2020**
- Educational attainment: **88.2% high school graduate or higher**
- Median household income: **\$61,806**
- Housing unit growth: **24.6% housing boom growth**
- Median Age: **38.4 years old**

#1

Largest NC County
% Increase (2010-2020)
Housing Boom
US Census

#1

Largest NC County
% Increase (2010-2020)
Population Boom
US Census

12

Colleges and
Universities within
1 hour

MAJOR EMPLOYERS

- Grifols Therapeutics
- Johnston Health/UNC Health Care
- Nova Nordisk
- AAF - Flanders
- Caterpillar

62

Public Parks
in JoCo



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