

# For Sale

554 Old Roberts Rd  
Benson, NC 27504



**DEVEREUX**  
Investment Properties

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# Property Overview

**Sale Price: \$5,250,000**

## Information

Building: +/- 21,327 total sf, 1,678 office/break area  
Lot: +/- 7 deeded acres  
Zoning: AR currently, rezoning for Industrial  
Year Built: 1990  
Renovated: 2024-2025  
Utilities: City water, septic  
Roof: 8 years old  
Ceiling: 16' to center  
Power: 3-phase  
Doors: 1 dock, 2 drive-ins

## Features

**Current owner has completed extensive updates to the property including but not limited to:**

- New exterior paint
- Fully updated office area - paint, carpet, lights, restrooms & break room
- Automatic gate with keypad
- New dedicated restrooms for warehouse
- New dedicated breakroom for warehouse
- Two-story storage area, not included in total sf
- 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



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# Floor Plan - Office

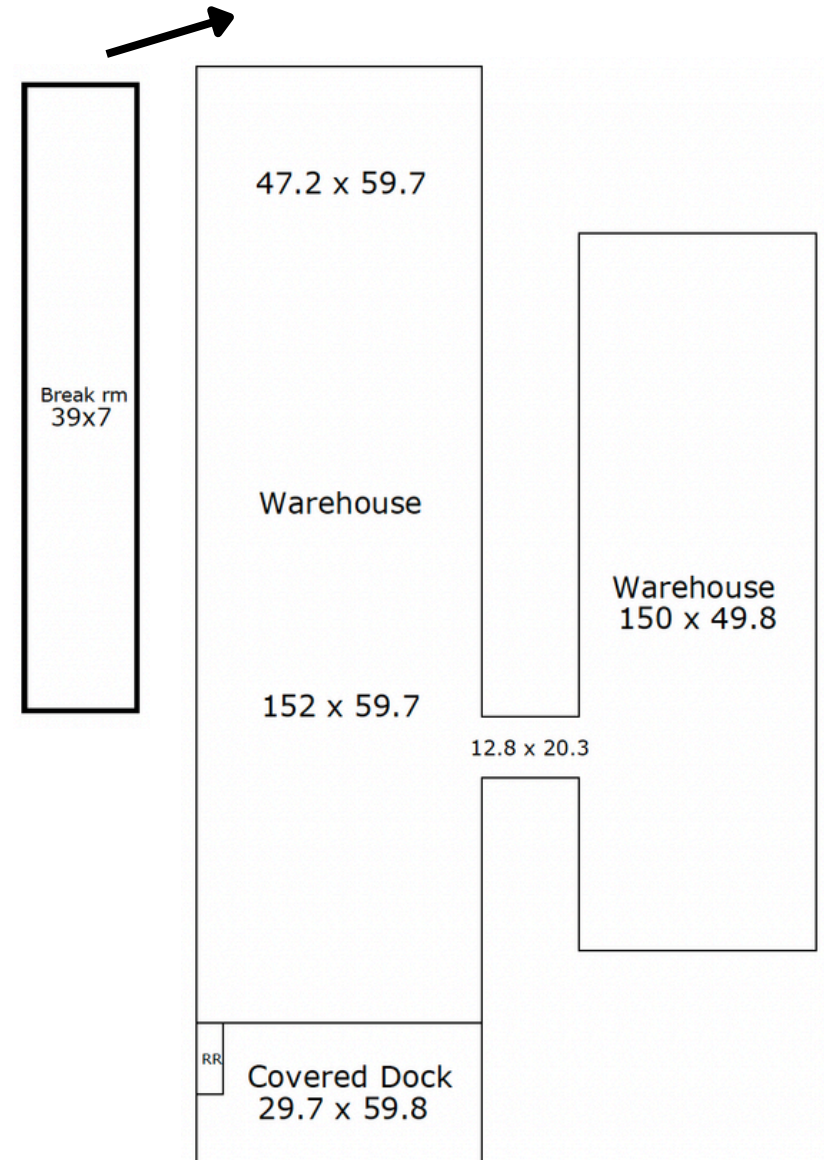
## Office

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



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# Floor Plan - Warehouse



# Exterior Photos



*Dock Access  
&  
Office Building*

*Drive-In Doors  
&  
Yard Space*



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# Warehouse Photos



*Warehouse Interior*

*Warehouse Interior*

