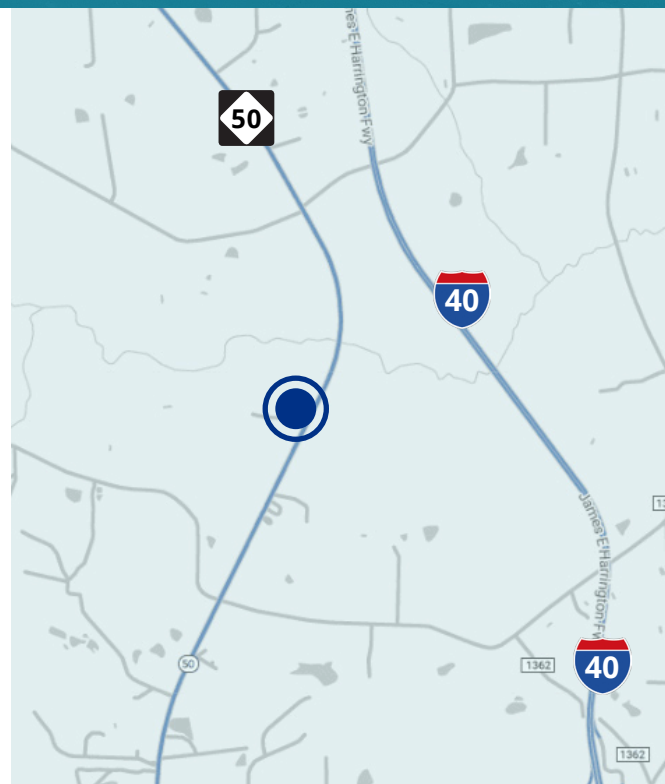




ABOUT THE PROPERTY

- Four industrial buildings situated on 26.35 acres
- 1.75 acres of paved surface parking
- 36 parking spaces
- County water, private septic, no city taxes
- Great access to I-40, I-95, and McGee's Crossroads
- Current Phase 1 and building inspection report available
- Many potential uses for this property, multi or single tenant use
- Zoned general business (GB)

SALES PRICE: \$1,949,000



BUILDING 1

- 20,000 SF
- 12,800 SF of warehouse/shop space
- 7,200 SF of office space
- Seven drive-in doors (16'h x 14'w)
- 19' clear ceiling height
- Built for automotive, service, or contractor use
- Demisable to eight suites with separated power
- Capable of multiple configurations

BUILDINGS 2 & 3

- 14,400 SF total
- Two heavy equipment shelters

BUILDING 4

- 4,200 SF
- 42 storage units

PROPERTY INFO

- Entire property produces approximately \$5,000 - \$6,000 monthly in rental income
- Property is designed to be used by one or multiple tenants
- Ideal for heavy equipment contractors or mechanics

ABOUT THE ZONING

General Business

Permitted uses: automotive repair - mechanical, paint/body, automotive sales/display, boat sales/repair, building materials/supplies retail sales, wholesale, contractors office with storage yard, landscaping/nursery stock sales, warehouse facility/wholesale establishment, and warehousing

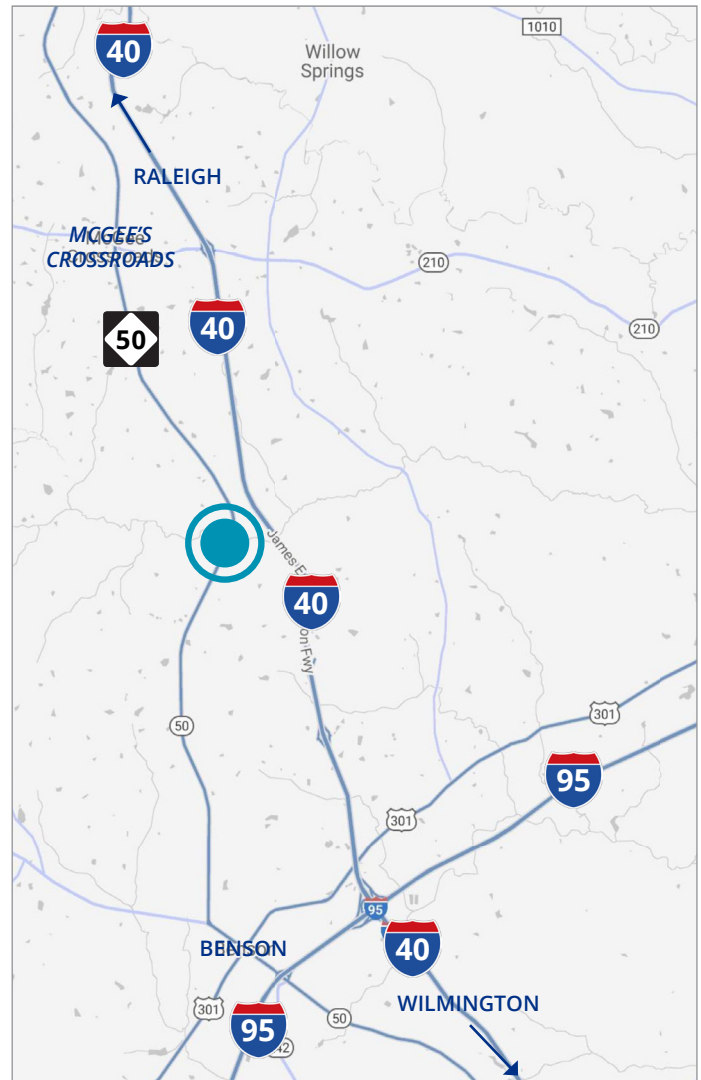


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POINTS OF INTEREST	APPROXIMATE DISTANCE
I-40	4.5 miles
I-95	7.0 miles
McGee's Crossroads	7.5 miles
Raleigh	25 miles
Wilmington	105 miles

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ABOUT JOHNSTON COUNTY

North Carolina is growing by more than 300 people a day. But some areas are seeing more growth than others. In fact, one county, out of all 100 counties, is expected to have the highest percentage population growth during the next ten years. If you think the answer is Wake, Durham, or Mecklenburg, try again. The answer is Johnston County.

Right now, the population of Johnston County is approximately 198,000 people. In ten years, the state expects the population to grow by 28%, which would be more than 250,000 people. County leaders are expecting people will move to the northern and western parts of the county and which will mean new or expanded schools, and in some cases, wider roads. "Johnston County is high on the list for DOT projects right now," said Berry Gray, Johnston County planning director.

The Town of Benson has surpassed the Town of Smithfield and is now Johnston County's second fastest growing municipality, behind Clayton. Benson Town Manager, Matt Zapp, appeared before



JOHNSTON COUNTY
NORTH CAROLINA

Johnston County Commissioners on June 30, 2017, highlighting \$70 million in commercial growth and \$10 million in new residential development in the Benson area in the last 24 months. In addition, 200 new jobs have been created by new and expanding businesses. Zapp says growth along the I-95 and I-40 corridor are fueling Benson's growth.

"Obviously being at the crossroads of I-95 and I-40 is one of their many assets," Zapp added Johnston County Economic Developer. "However, I believe that as the 40-42 and McGee's crossroads area continues to fill in, Exit 325 is going to be ground-zero for future development. There are few communities in the state that can say they are the third exit on an Interstate when you leave Raleigh."

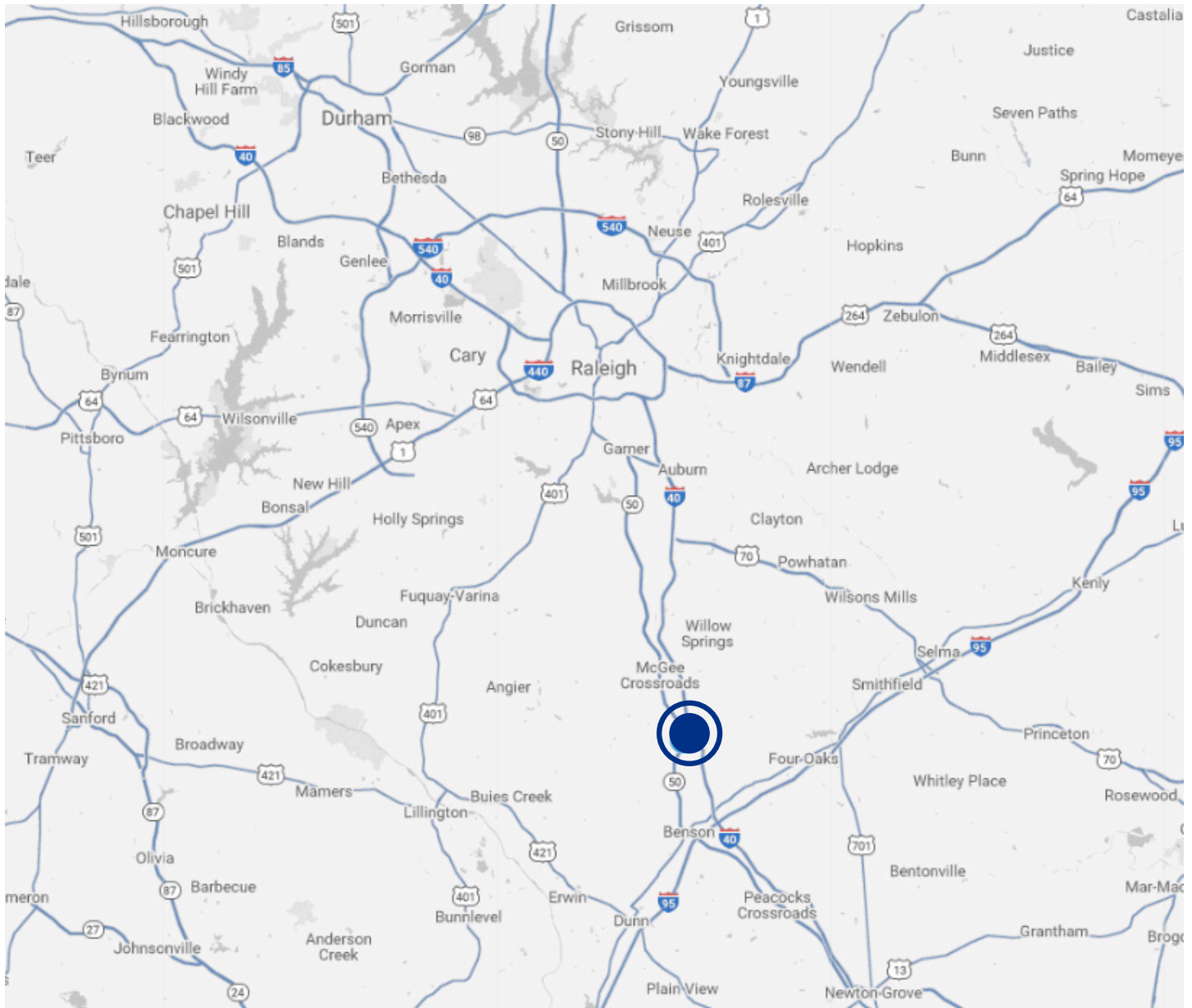
Zapp says more positive things will continue to happen in the Benson area. "We anticipate that exceptional things will continue for Benson during the next 60 months. Our existing commercial industrial buildings are nearly 100% full. The transfer of green acreage and new brick-mortar construction is expected. Additionally, we anticipate further improvements at I-95 Exit 79 and I-40/NC-210 Exit 325 in the way of restaurants and hospitality services.

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