

For Sale
Warehouse



402 West Martin St. Benson, NC

Property Features

- 43,500 SF Available
- 6.1 acre lot
- 20'5" clear middle ceiling height
- 17'4" clear on sides
- 25' x 50' columns
- Approximately 15,000 SF heated and cooled office or assembly area (see construction drawings)
- Wet sprinkler system
- Standing seam metal original roof
- 1200 Amp and 800 Amp panels (see photos)
- Drive-in and dock doors
- See site plan and aerial for vehicle parking
- Block and brick construction
- Built in 1990
- Zoned: B-2 Neighborhood Business (see document of Permitted Uses)
- See link below for Town of Benson UDO
- Utilities:
 - Water & Electric: City of Benson
 - Gas: Piedmont Gas
- 2014 Taxes - \$19,106.08 Annual / \$0.44/SF
- 2015 Insurance - Approximately \$12,000 Annual
- Sales price: \$1,174,500 (\$27.00/SF)

Entire Town of Benson UDO:

www.townofbenson.com/pdf/BensonUDO-9-08.pdf



Ed Brown, SIOR, CCIM

+1 919 345 5939 mobile

ebrown@naicarolantic.com

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5121 Kingdom Way, Suite 200

Raleigh NC 27607

+1 919 832 0594 office

naicarolantic.com

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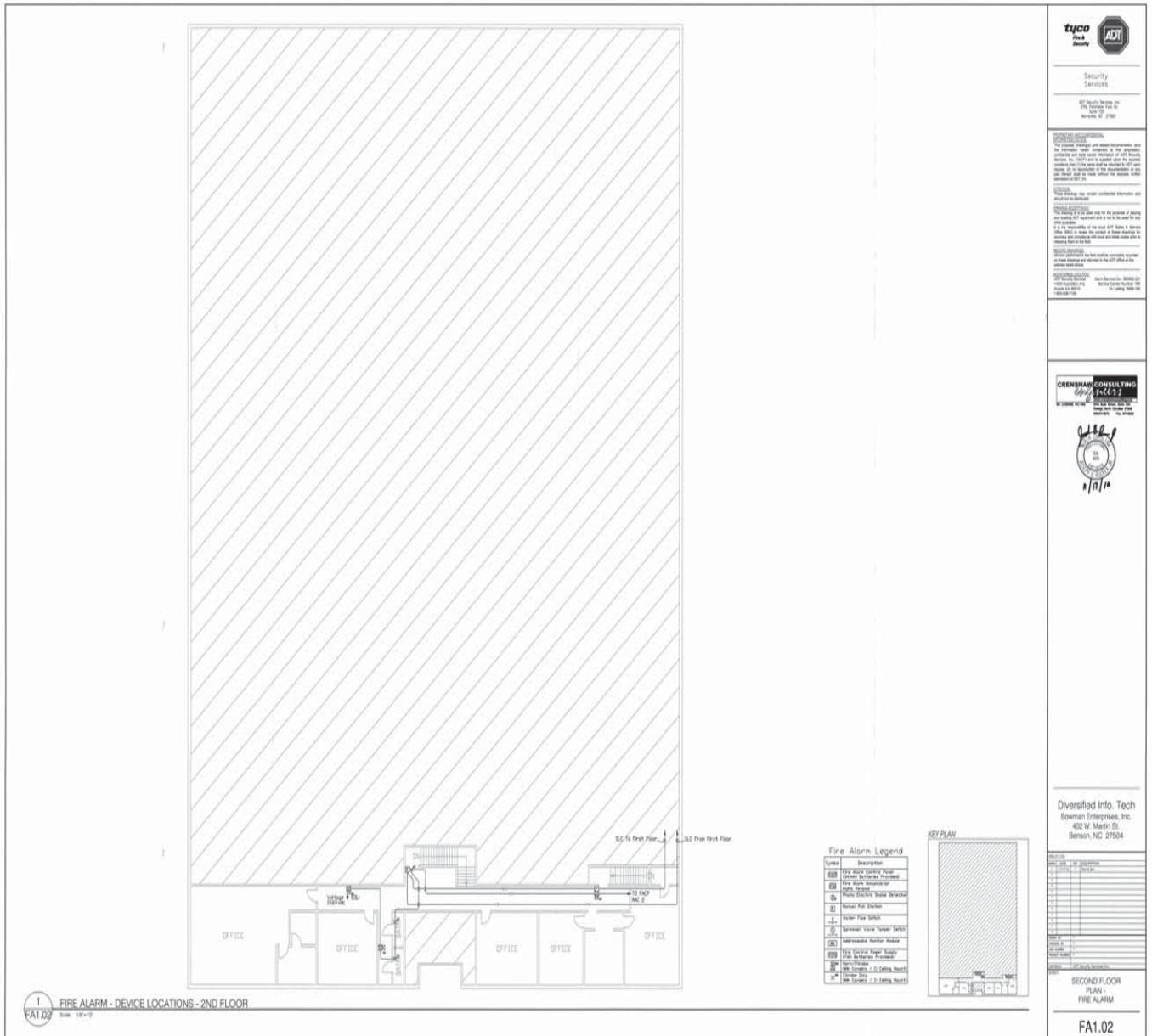
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Commercial Real Estate Services, Worldwide.

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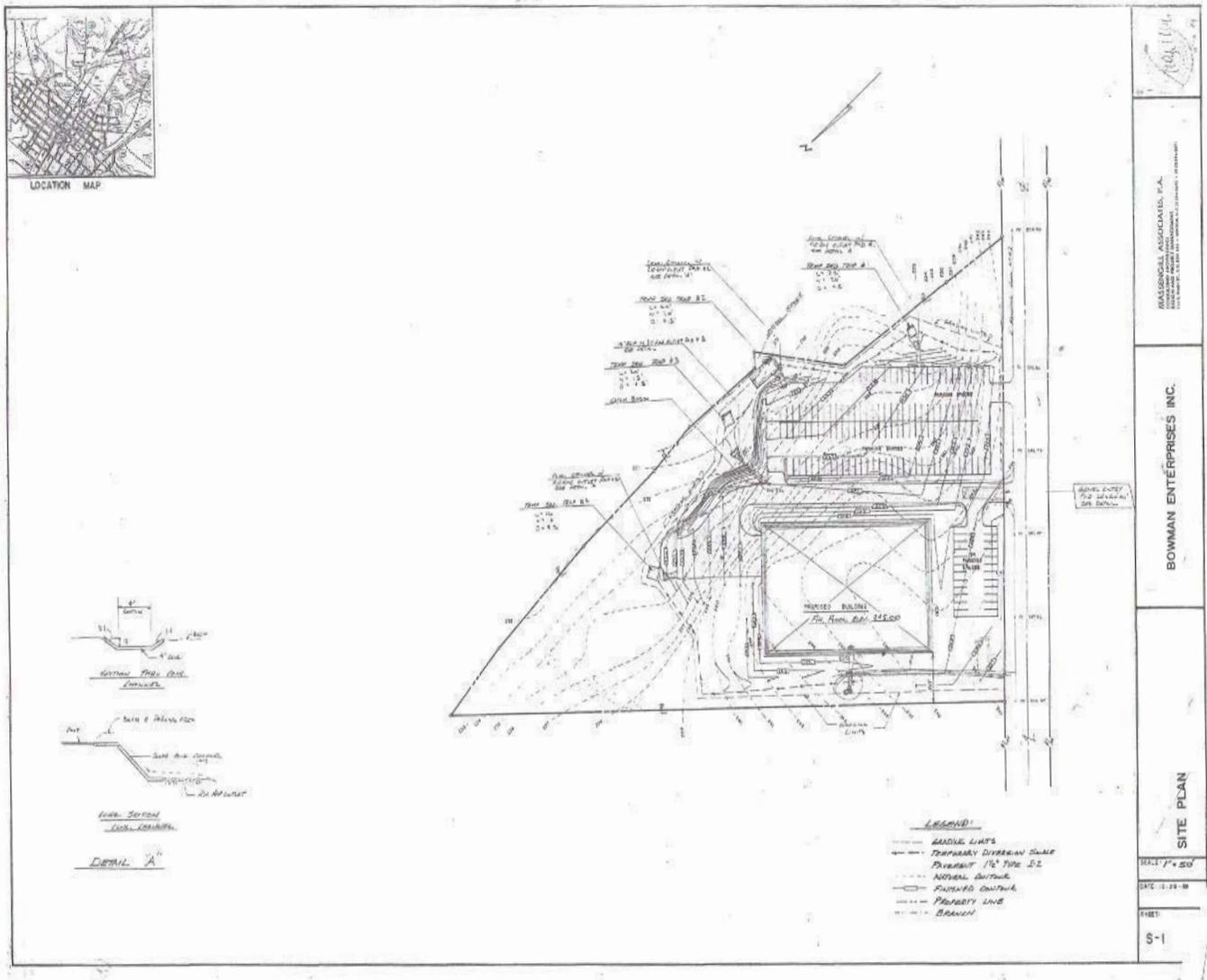
Second Floor



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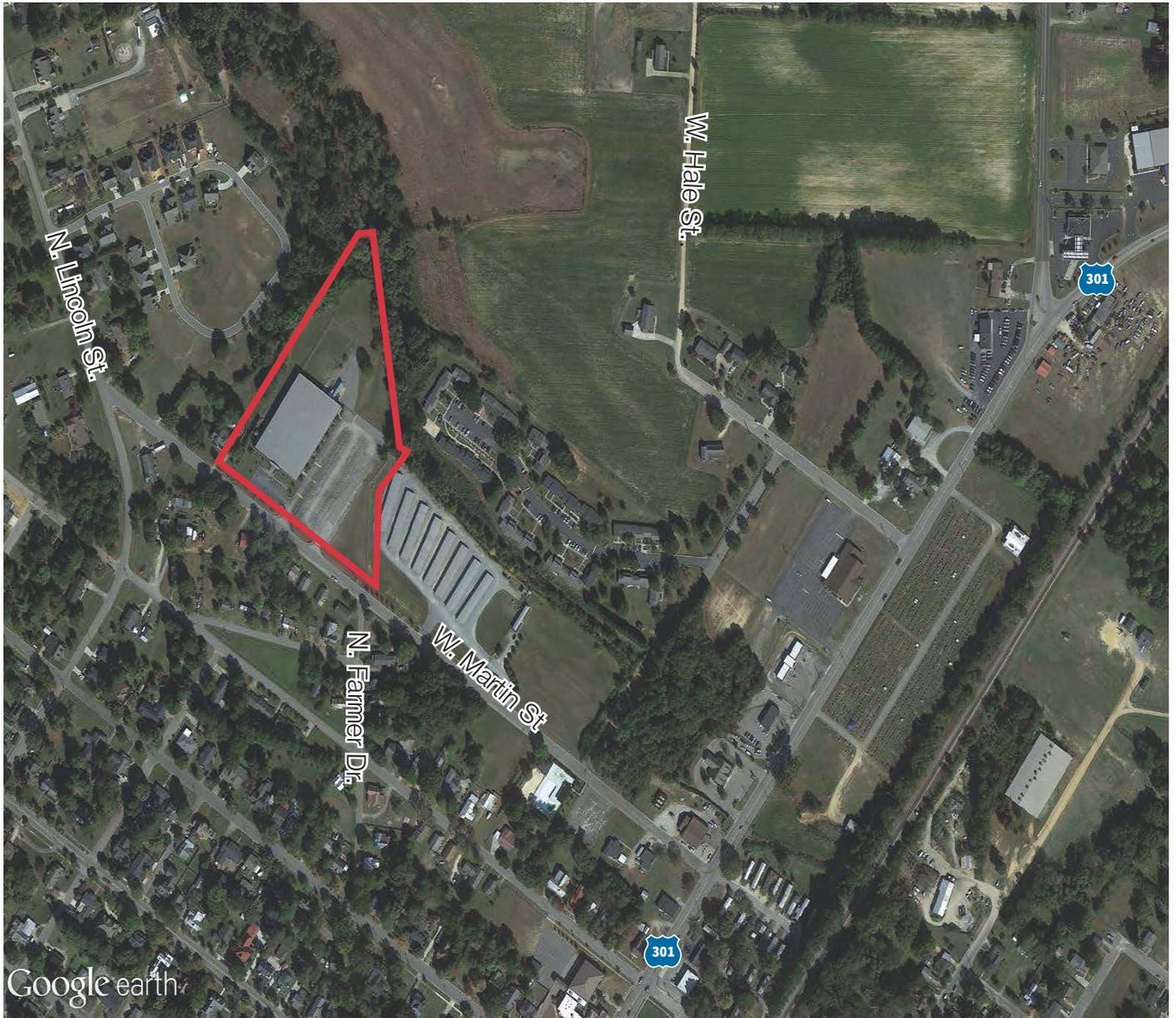
Site Survey



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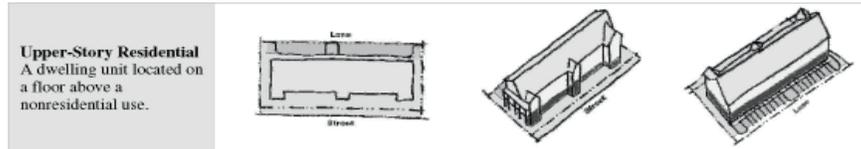
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Raleigh NC 27607
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Permitted Uses (Page 1 of 3)

ARTICLE 2. ZONING DISTRICTS

150.202. PERMITTED LAND USES 150.202B. PERMITTED LAND USE TABLE



B. Permitted Land Use Table

The permitted land use table is subject to the explanation as set forth below.

I. Key to Types of Use

a. Permitted

A "P" indicates that a use is permitted in the respective district subject to the specific use standards in Article 3. Such uses are also subject to all other applicable requirements of this chapter.

b. Special Use Review

An "S" Indicates a use that may be permitted in the respective general use district only where approved by the Town Board of Commissioners in accordance with §150.711. Special uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in Article 3, except where such use standards are expressly modified by the Town Board of Commissioners as part of the special use approval.

c. Specific Use Standard

The "Specific Use Standard" column on the table is a cross-reference to any specific use standard listed in Article 3. Where no cross-reference is shown, no additional use standard shall apply.

d. Uses Not Permitted

A blank cell in the use table indicates that a use is not permitted in the respective district.

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Source: <http://www.townofbenison.com/pdf/BensonUDO-9-08.pdf>

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ARTICLE 2. ZONING DISTRICTS

150.202. PERMITTED LAND USES
150.202B. PERMITTED LAND USE TABLE

	R-20 / AR	R-11	R-6	O-R	O-1	B-1	B-2	B-3	I-1	I-2	Specific Use Standard
COMMERCIAL USES											
Adult-oriented business								S		S	§150.304A
Agriculture (livestock)*										P	
Agriculture (sales, Amusement center)	P					S	S	S			P
Artist studio, gallery				P	P	P	P	P			
Bed & Breakfast	P			P	P	P	P				§150.304B
Cemetery	P							P			
Club, private						S	S	S			
Contractor's office					S	P	P	P	P	P	§150.304C
Funeral home					P	P	P	P			
Gas station w/ convenience						P	P	P	P	P	§150.304E
Hotel, motel					S	S	P	P			§150.304D
Indoor recreation*						P	P	P	P		
Kennel	S							S			
Manufacturing, Limited*						S		S	P	P	§150.304F
Newspaper publisher								P	P	P	
Office, General*				P	P	P	P	P	P		
Office, Medical*				P	P	P	P	P	P		
Outdoor recreation*								P	P		
Radio or television studio								P	P	P	
Recreational club, private	S	S	S	S	S	S	S	S	S	S	§150.304G
Restaurant					P	P	P	P	P		
Retail, Neighborhood*						P	P	P			§150.304H
Retail, General*						P	P	P			§150.304H
Self-storage facility						S	P	P	P		§150.304I
Service, Neighborhood*						P	P	P			§150.304J
Service, General*						P	P	P			§150.304J
Tattoo parlor						S	S	S			
Vehicle repair*								S	P	P	§150.304K
Vehicle sales*								P	P	P	§150.304L
Vehicle service*						P		P	P	P	§150.304M
Veterinarian, animal hospital	S						P	P	P		§150.304N
Warehouse/freight								S	P	P	
INDUSTRIAL USES											
Crematorium									P	P	
Manufacturing, General*									P	P	
Manufacturing, Heavy*										P	
Research & development*					P			P	P	P	
Waste service*									P	P	

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Permitted Uses (Page 3 of 3)

ARTICLE 2. ZONING DISTRICTS

150.202. PERMITTED LAND USES
150.202B. PERMITTED LAND USE TABLE

2. Permitted Uses

The following table lists the principal uses permitted by this chapter for general use districts. For special use districts see §150.200B, for overlay districts see §150.204, for planned development districts see §150.203K, and for accessory structures and uses see §150.305.

R-20 / AR	R-11	R-6	O-R	O-1	B-1	B-2	B-3	I-1	I-2	Specific Use Standard
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P = Permitted | C = Conditional Use (§150.710) | S = Special Use (§150.711) | * = Group of Uses (§150.300)

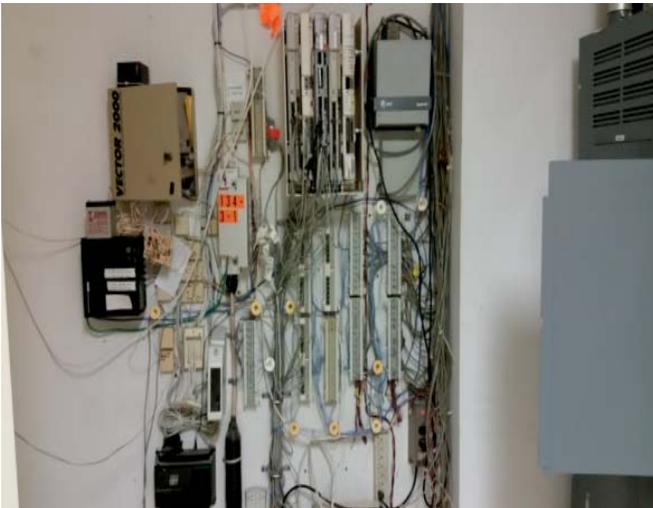
	R-20 / AR	R-11	R-6	O-R	O-1	B-1	B-2	B-3	I-1	I-2	Specific Use Standard
RESIDENTIAL USES											
Single-family detached	P	P	P	P							
Zero lot line		P	P								§ 150.302A
Alley-loaded		P	P								§ 150.302B
Two-family		S	S	S							
Townhouse		S	S	S	S	S	S	S			§ 150.302C
Apartment		S	S	S	S	S	S	S			§ 150.302D
Upper-story residential		S		P	P	P	P				§ 150.302E
Manufactured home	S										§ 150.302F
Manufactured home park	S										§ 150.302G
CIVIC USES											
Adult care home (2 to 6)	P	P	P								§ 150.303A
Adult care home (7 to 12)	S	S	S		S	S	S	S			§ 150.303A
Adult care home (13+)					S	S	S	S			§ 150.303A
Boarding house					P		P				§ 150.303B
Child care home (3 to 8)	S	S	S	S							§ 150.303C
Child care center (9+)	S	S	S	S	P	P	P	P			§ 150.303D
College					P						
Civic club	S			P	P		P	P			
Hospital				P	P		P	P	S		
Museum, library				P	P	P	P	P			
Nursing home	S		S		P		S	P			
Park, open area*	S	P		P	P	P	P	P	P	P	
Place of worship	P	P						S			§ 150.303E
Public facility	S	S	S	S	P	S	P	P	S	S	§ 150.303F
School (public or private)	S	S	S		S			S			§ 150.303G
Technical, trade, business	S	S	S		P	P		P	P	P	
Utility, Minor*	P	P	P	P	P	P	P	P	P	P	
Utility, Major*									P	P	
Wireless facility	S	S	S	S	S	S	S	S	S	S	§ 150.303H

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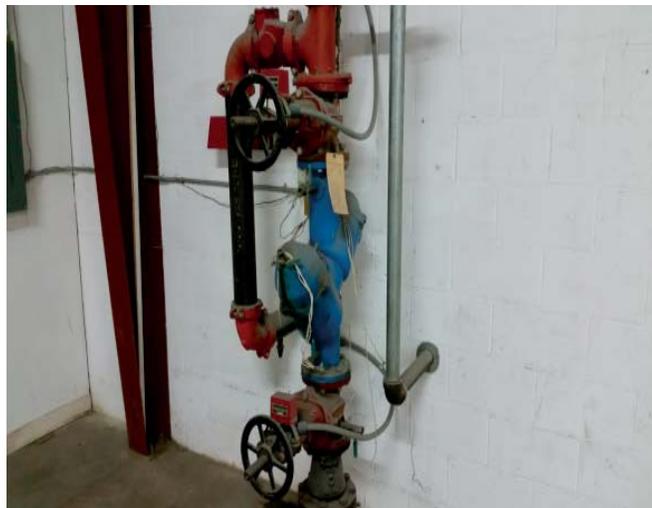
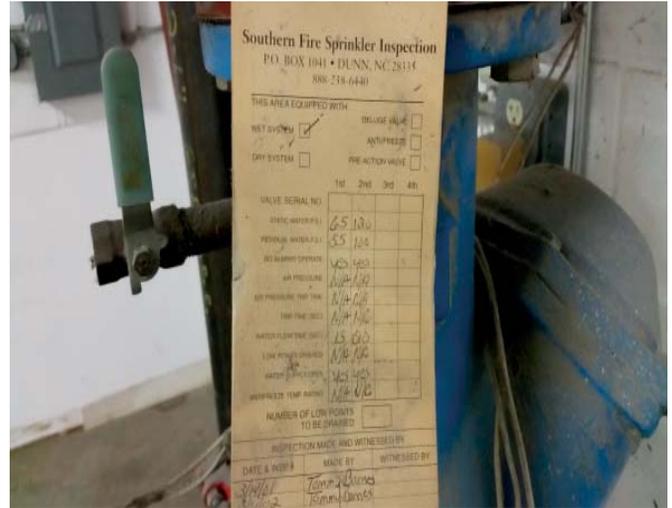
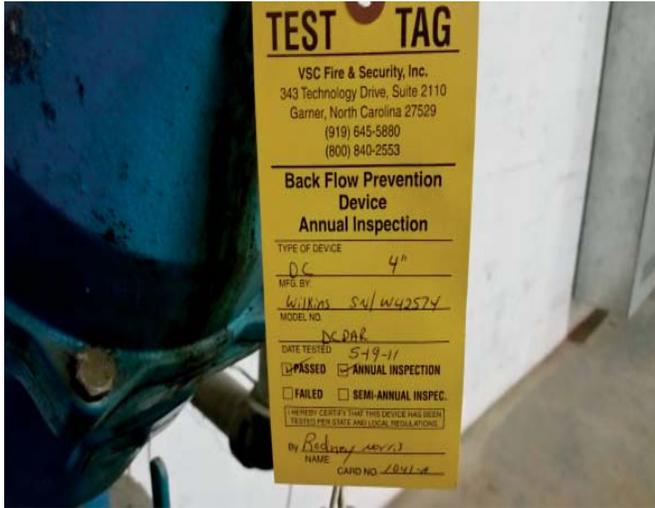
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