



FOR LEASE
401 W HANES MILL RD

545,459 SF
WINSTON-SALEM, NC

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PROPERTY HIGHLIGHTS



**NEW ROOF
INSTALLED IN 2024**



**~32 UNITS (RTU/
BOILER/HEATERS)**



67 LOADING DOCKS



**AMPLE TRAILER
PARKING SPACE
AVAILABLE**



PROPERTY DETAILS

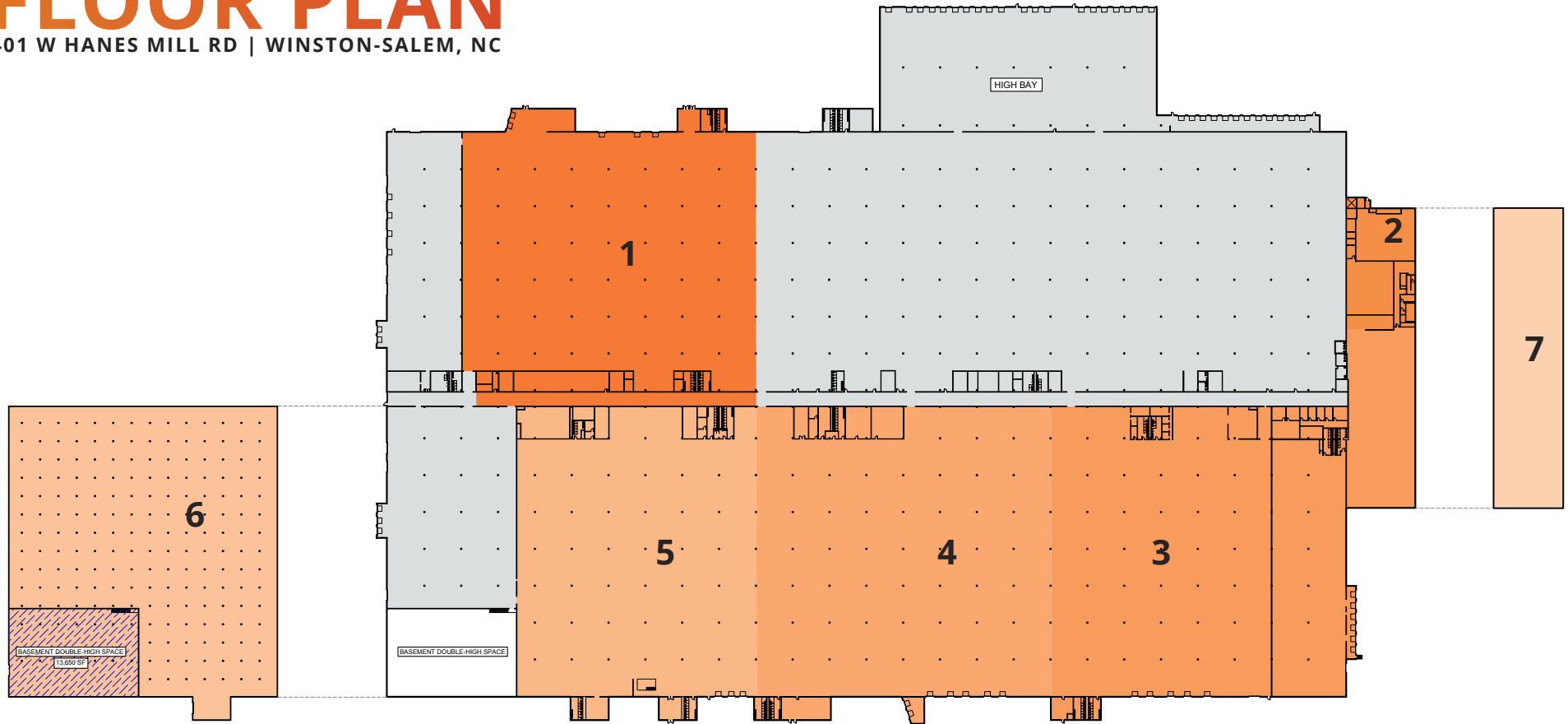
401 W HANES MILL RD | WINSTON-SALEM, NC

| | |
|----------------------|---|
| AVAILABLE SPACE | 545,459 SF |
| WAREHOUSE SPACE | 402,674 SF |
| OFFICE SPACE | 49,362 SF |
| LOWER LEVEL SPACE | 93,423 SF |
| MINIMUM DIVISIBLE | 24,652 SF |
| BUILDINGS | 3 |
| DOCKS | 26 |
| DRIVE-INS | 4 |
| CLEAR HEIGHT | 16' - 29' 6" |
| COLUMN WIDTH & DEPTH | 40' x 40' |
| ROOF | TPO, PVC, EPDM, Metal |
| WALLS | Masonry |
| YEAR BUILT | 1960 |
| YEAR RENOVATED | 2005 |
| FIRE SUPPRESSION | ESFR |
| POWER | 3-Phase |
| PARKING | 160 Standard 485 Trailer Dolly Pads |
| LAND AREA | 54.5 Acres |
| ZONING | LI Limited |
| PARCEL ID | 6828-07-5876 |



FLOOR PLAN

401 W HANES MILL RD | WINSTON-SALEM, NC



| NUMBER | COLUMN SPACING | CLEAR HEIGHT | OH DOORS | LOADING DOCKS | SQUARE FEET |
|--------------|----------------|--------------|----------|---------------|-------------------|
| 1 | 40' x 40' | 16' - 18' | 0 | 5 | 110,661 SF |
| 2 | 40' x 40' | DROP CEILING | 1 | N/A | 10,200 SF |
| 3 | 40' x 40' | 17' - 18' 6" | 1 | 11 | 118,248 SF |
| 4 | 40' x 40' | 17' - 18' 6" | 0 | 7 | 103,706 SF |
| 5 | 40' x 40' | 17' - 18' 6" | 0 | 3 | 84,569 SF |
| 6 | 20' x 20' | 9' 8" | 2 | 0 | 93,423 SF |
| 7 | N/A | DROP CEILING | 0 | 0 | 24,652 SF |
| TOTAL | | | | | 545,459 SF |

[VIEW A BUILDING AERIAL OF THIS PROPERTY](#)

