



FOR LEASE | **554,670 SF**
401 W HANES MILL RD | **WINSTON-SALEM, NC**

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PROPERTY HIGHLIGHTS



**NEW ROOF
INSTALLED IN 2024**



LED LIGHTS



26 LOADING DOCKS



**AMPLE TRAILER
PARKING SPACE
AVAILABLE**



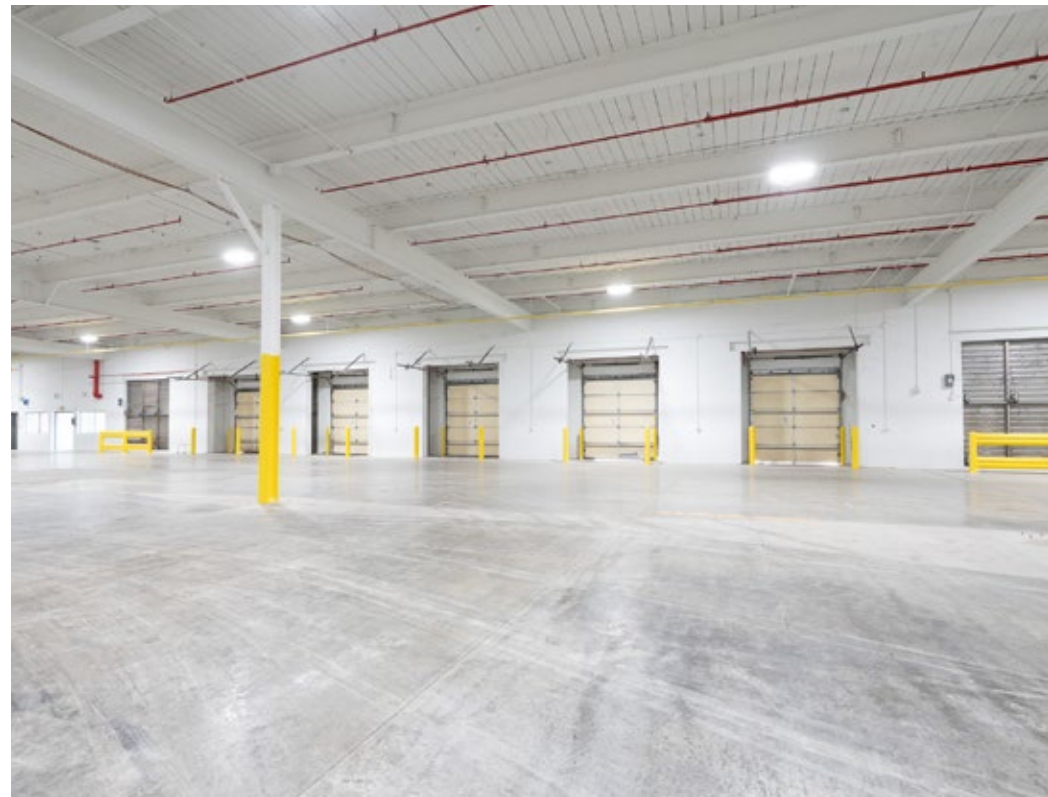
**WHITE BOX
RENOVATIONS
IN 2026**



PROPERTY DETAILS

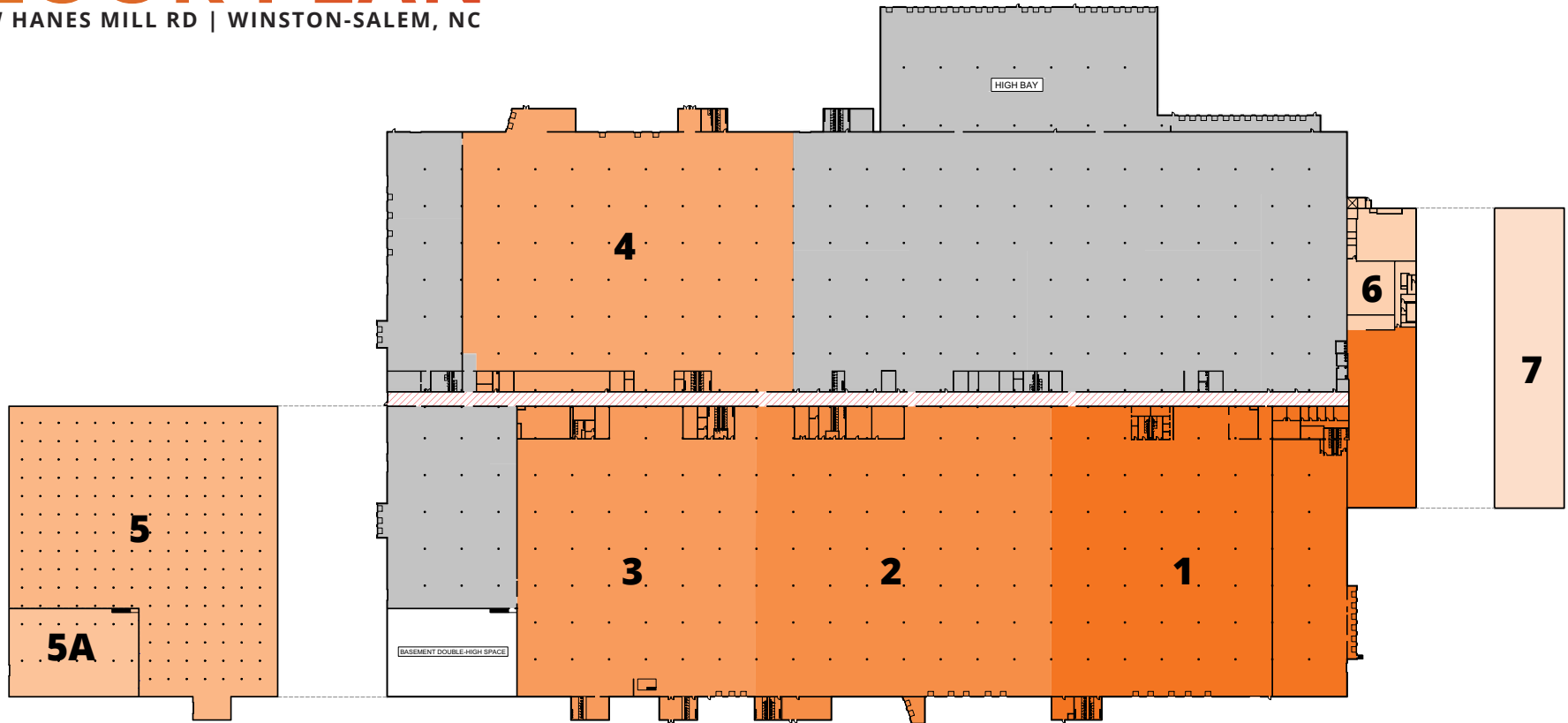
401 W HANES MILL RD | WINSTON-SALEM, NC

AVAILABLE SPACE	554,670 SF
WAREHOUSE SPACE	503,809 SF
OFFICE SPACE	34,852 SF
MINIMUM DIVISIBLE	13,650 SF
DOCKS	26
DRIVE-INS	4
CLEAR HEIGHT	9' 8" - 18' 6"
COLUMN WIDTH & DEPTH	40' x 40'
ROOF	TPO, PVC, EPDM, Metal
WALLS	Masonry
YEAR BUILT	1960
YEAR RENOVATED	2026
FIRE SUPPRESSION	ESFR
LIGHTING	LED
POWER	3-Phase
PARKING	160 Standard 485 Trailer Dolly Pads
LAND AREA	54.5 Acres
ZONING	GB-L: General Business Limited District
PARCEL ID	6828-08-7028



FLOOR PLAN

401 W HANES MILL RD | WINSTON-SALEM, NC



SUITE	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	LOADING DOCKS	SQUARE FEET
1	40' x 40'	17' - 18' 6"	1	11	118,248 SF
2	40' x 40'	17'	0	7	103,706 SF
3	40' x 40'	17'	0	3	84,243 SF
4	40' x 40'	16'	0	5	104,189 SF
5	20' x 20'	9' 8"	1	0	79,773 SF
5A	20' x 20'	20'	1	0	13,650 SF
6	40' x 40'	DROP CEILING	1	N/A	10,200 SF
7	N/A	DROP CEILING	0	0	24,652 SF
COMMON	N/A	N/A	N/A	N/A	16,009 SF
TOTAL					554,670 SF

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



LOCATION MAP

401 W HANES MILL RD | WINSTON-SALEM, NC

I-40	10 MILES
GREENSBORO, NC	35 MILES
CHARLOTTE, NC	86 MILES
DURHAM, NC	87 MILES
ROANOKE, VA	108 MILES

