



FOR LEASE
401 W HANES MILL RD

545,459 SF
WINSTON-SALEM, NC

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**NEW ROOF
INSTALLED IN 2024**



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



67 LOADING DOCKS



**AMPLE TRAILER
PARKING SPACE
AVAILABLE**



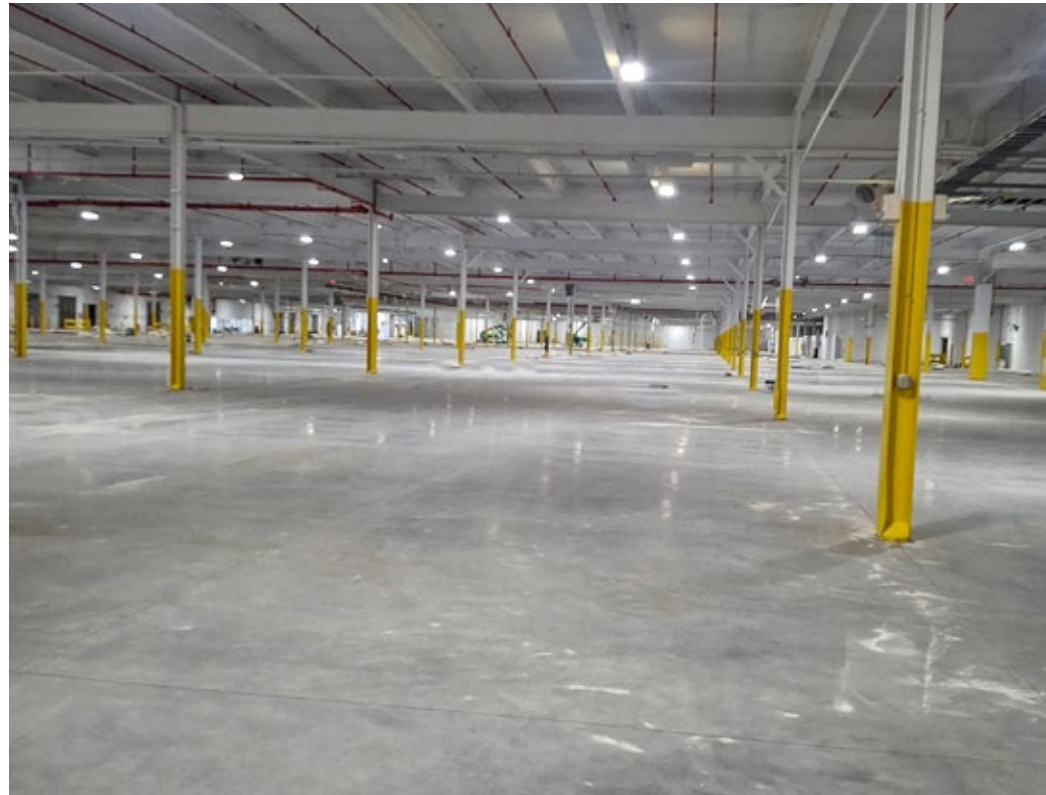
**WHITEBOX
RENOVATIONS
IN 2026**



PROPERTY DETAILS

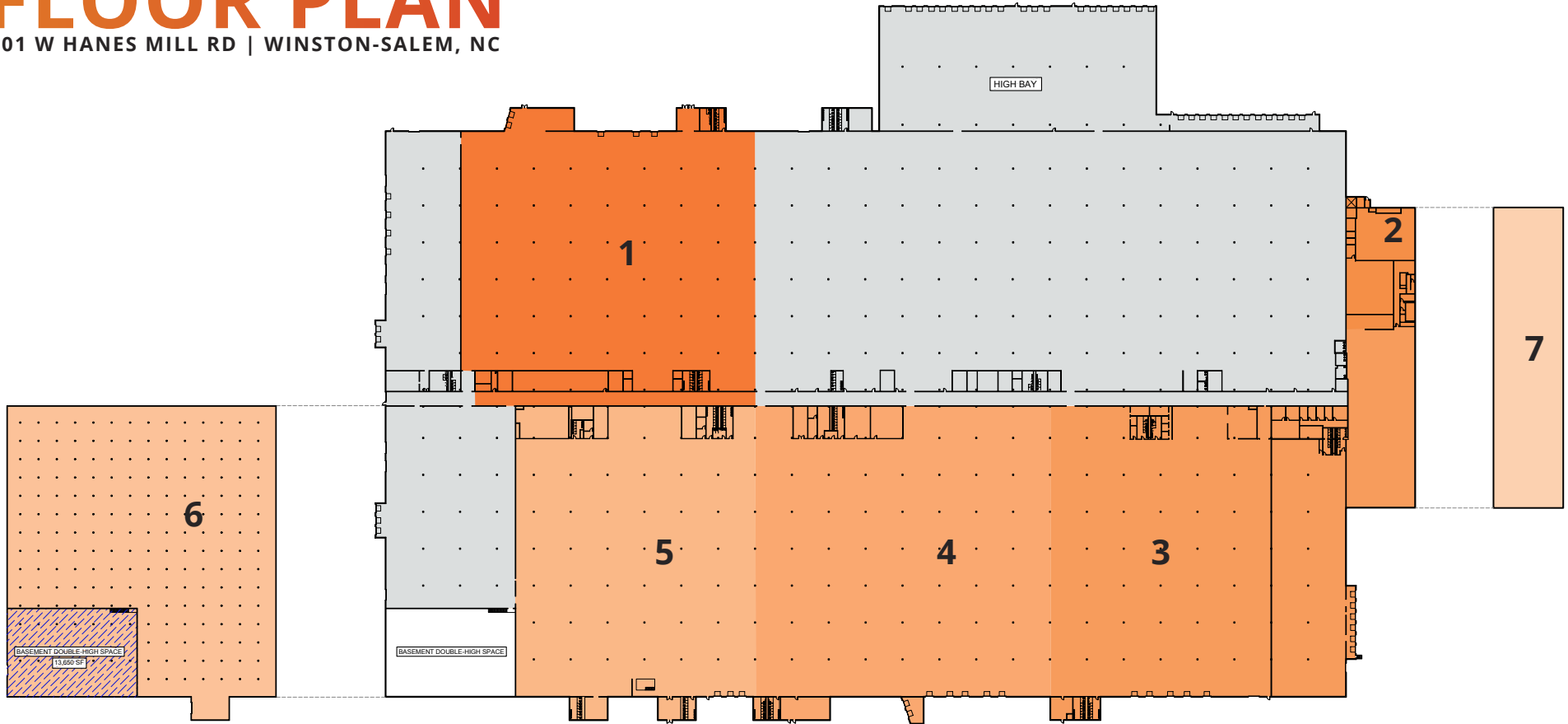
401 W HANES MILL RD | WINSTON-SALEM, NC

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	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
POWER	3-Phase
PARKING	160 Standard 485 Trailer Dolly Pads
LAND AREA	54.5 Acres
ZONING	LI Limited
PARCEL ID	6828-07-5876



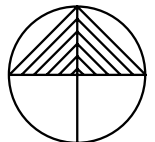
FLOOR PLAN

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](#)



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

