



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

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**NEW ROOF
INSTALLED IN 2024**



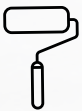
LED LIGHTS



26 LOADING DOCKS



**AMPLE TRAILER
PARKING SPACE
AVAILABLE**



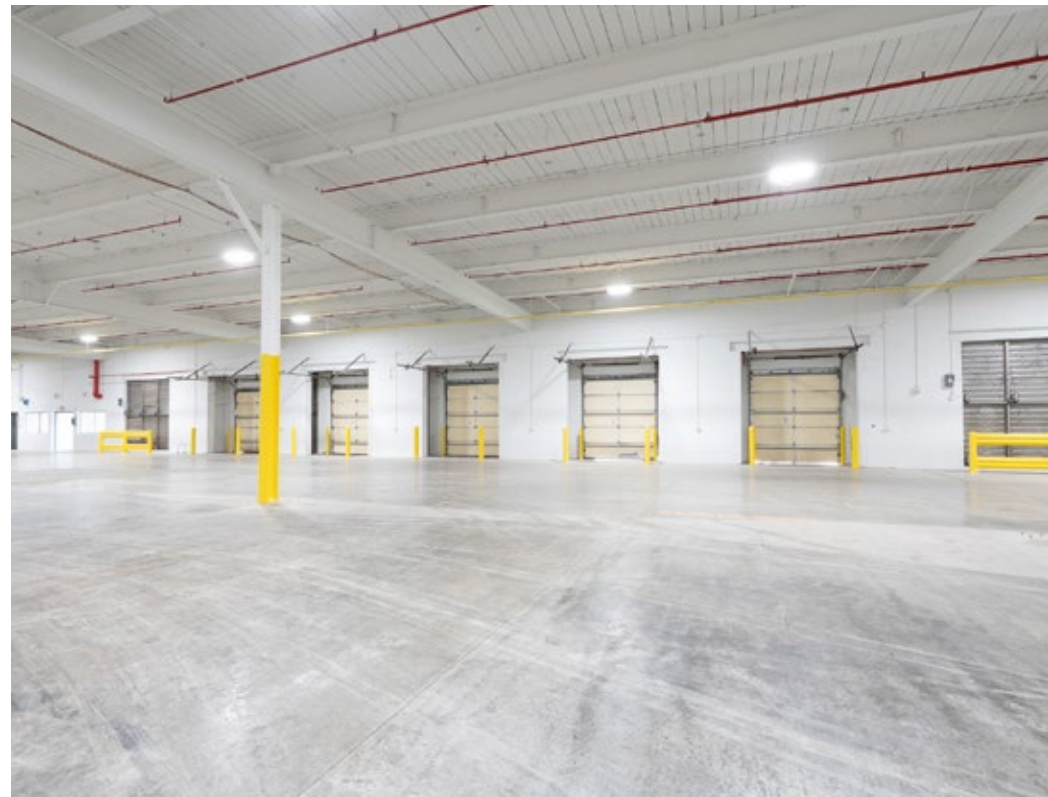
**WHITE BOX
RENOVATIONS
IN 2026**



PROPERTY DETAILS

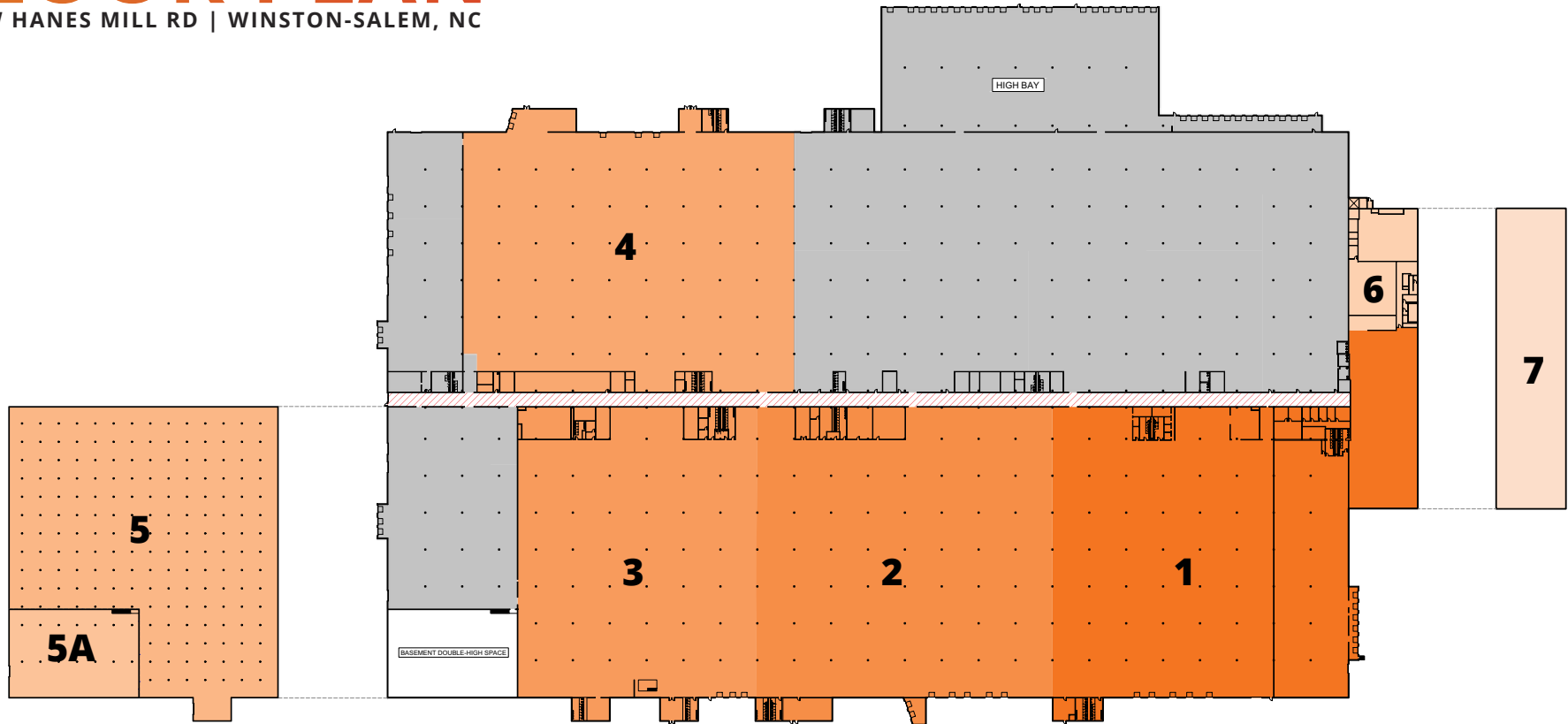
401 W HANES MILL RD | WINSTON-SALEM, NC

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



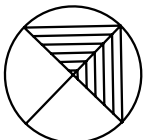
FLOOR PLAN

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

