



FOR SALE/LEASE | **839,252 SF**
401 W HANES MILL RD | **WINSTON-SALEM, NC**

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PROPERTY DETAILS

401 W HANES MILL RD | WINSTON-SALEM, NC

AVAILABLE SPACE	839,252 SF
WAREHOUSE SPACE	696,467 SF
OFFICE SPACE	49,362 SF
LOWER LEVEL SPACE	93,423 SF
MINIMUM DIVISIBLE	100,000 SF
BUILDINGS	3
DOCKS	67
DRIVE-INS	11
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

PROPERTY HIGHLIGHTS



~32 UNITS (RTU/BOILER/HEATERS)

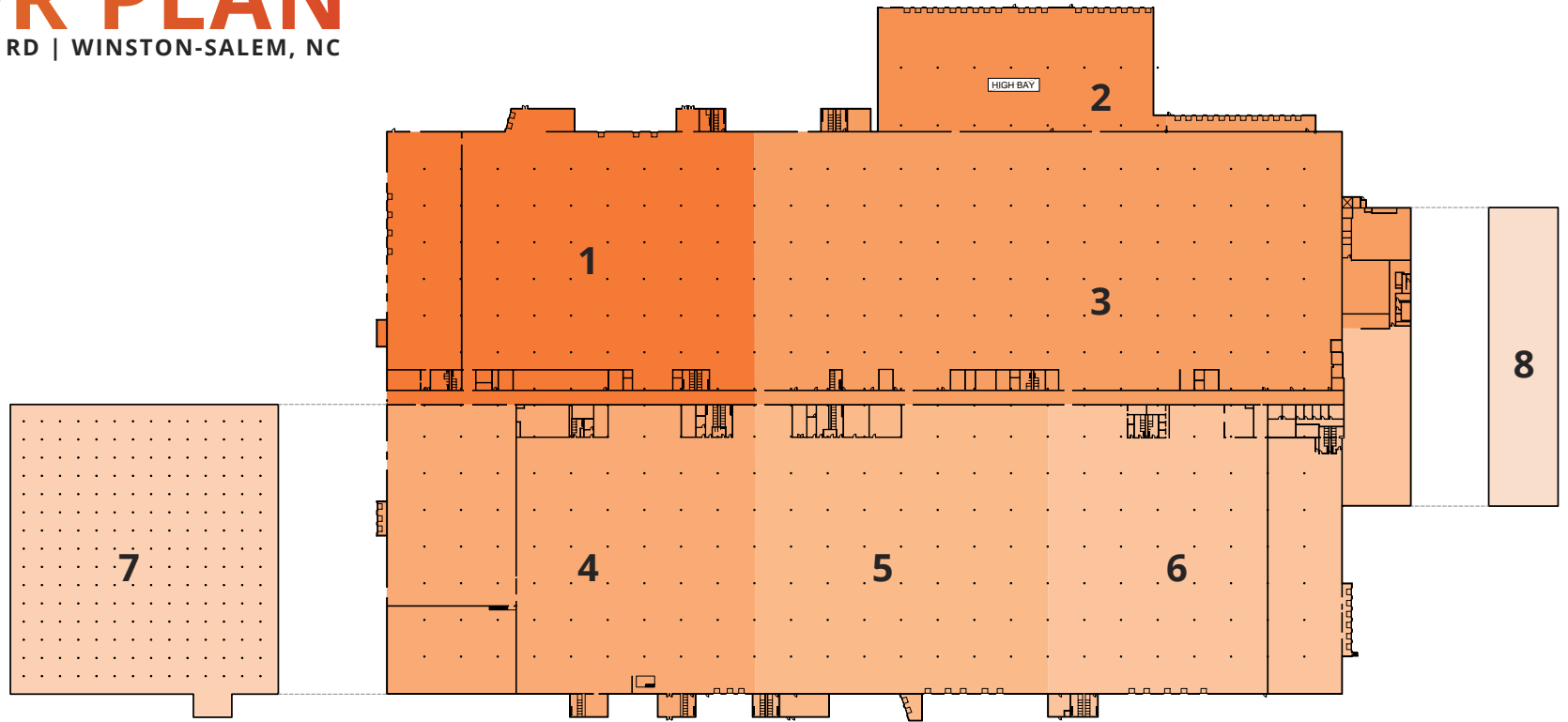


NEW ROOF INSTALLATION IN PROGRESS

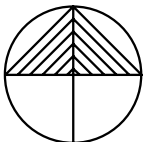


FLOOR PLAN

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NUMBER	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	LOADING DOCKS	SQUARE FEET
1	40' x 40'	16' - 18'	4	11	123,173 SF
2	40' x 63'	29' 6"	0	20	41,227 SF
3	40' x 40'	16' - 18'	1	12	205,659 SF
4	40' x 40'	17' - 18' 6"	3	6	129,164 SF
5	40' x 40'	17' - 18' 6"	0	7	103,706 SF
6	40' x 40'	17' - 18' 6"	1	11	118,248 SF
7	20' x 20'	9' 8"	2	0	93,423 SF
8	N/A	DROP CEILING	0	0	24,652 SF
TOTAL			11	67	839,252 SF



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

