



FOR LEASE | **545,459 SF**
401 W HANES MILL RD | **WINSTON-SALEM, NC**

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

MICHAEL JENSEN | 414-260-0577 | MJENSEN@PHOENIXINVESTORS.COM

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.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**NEW ROOF
INSTALLED IN 2024**



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



67 LOADING DOCKS



**AMPLE TRAILER
PARKING SPACE
AVAILABLE**



PROPERTY DETAILS

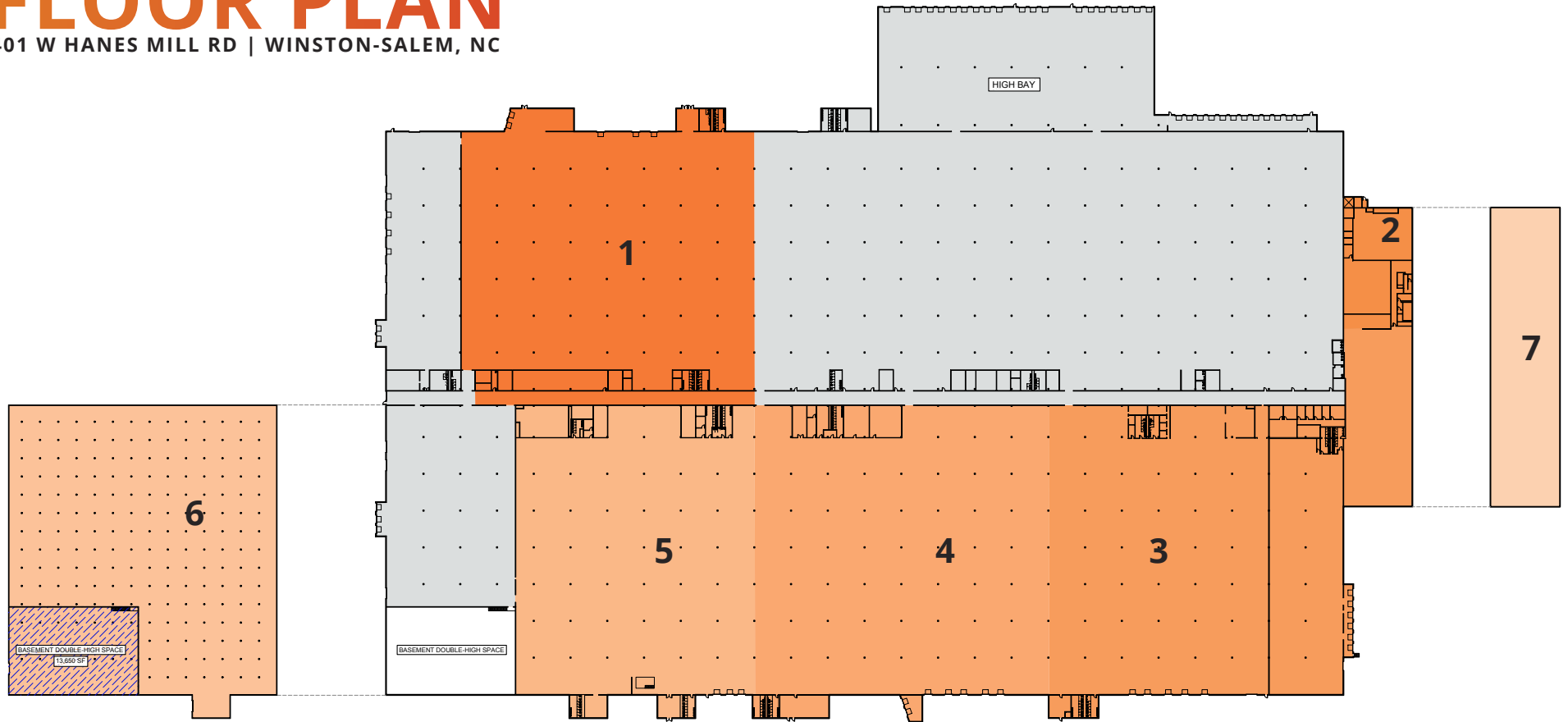
401 W HANES MILL RD | WINSTON-SALEM, NC

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



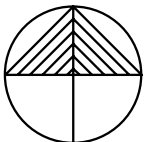
FLOOR PLAN

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



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

