

±385,000 SF



FOR LEASE

2655 ANNAPOLIS DRIVE
WINSTON-SALEM, NC 27103



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SIZE & BASIC FEATURES

Tax ID	Forsyth County, NC Parcel ID: 6803-84-6559
Year Built	1996 (Renovated in 2026)
Building Type	Steel frame, concrete block and metal panels
Site Area	35.42 acres
Total SF	385,000 +/-
Dimensions	723' x 523'
Column Spacing	60' x 65'
Clear Height	40' clear
Office Area	-22,000SF finished office (11,000 sf per floor) 2,400SF shipping
Parking	350 parking spaces
Zoning	GI- General Industrial
Roof	New TPO (2026)

LOADING

Dock Doors	41- 9' x 10' dock height doors
Dock Levelers	41 docks/doors with 6' mechanical levers (+2 for compacting)
Dock Apron	60' concrete apron
Ground Level Doors	1 - 12' x 22' drive-in door, 1- 12' x 14' drive in door
Other Dock Equip	Trailer locks on all dock doors

FIRE, ELECTRICAL, LIGHTING, Water

Sprinkler System	ESFR (New in 2026)
Warehouse Heating	Three (3) rooftop cambridge units
Warehouse Lighting	High bay LED's w/ LED Emergency and motion sensors throughout
Electrical	Single and 3 phase with 1,600 amp service and multiple branch panels
Power	Duke Power
Gas	Piedmont Natural Gas
Water / Sewer	City of W-S

OTHER

- Expansion potential
- Large graveled yard for trailer storage (estimated at +/- 200 trailer spaces)
- Fully fenced with security/guardhouse at main entrance



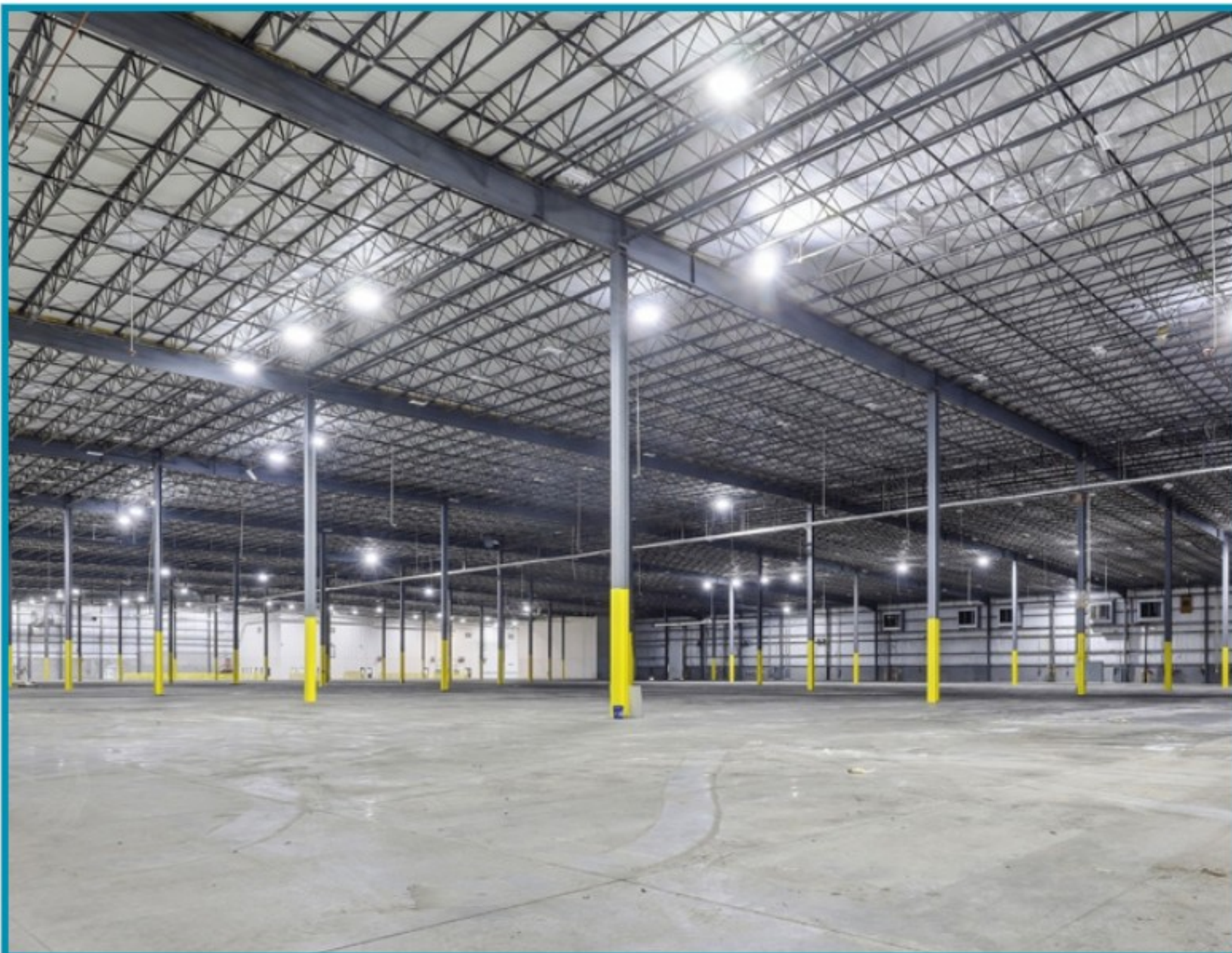
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