AVAILABLE FOR LEASE

HOLDEN 85 BUSINESS PARK

1,230 SF TO 5,562 SF FLEX SUITES AVAILABLE
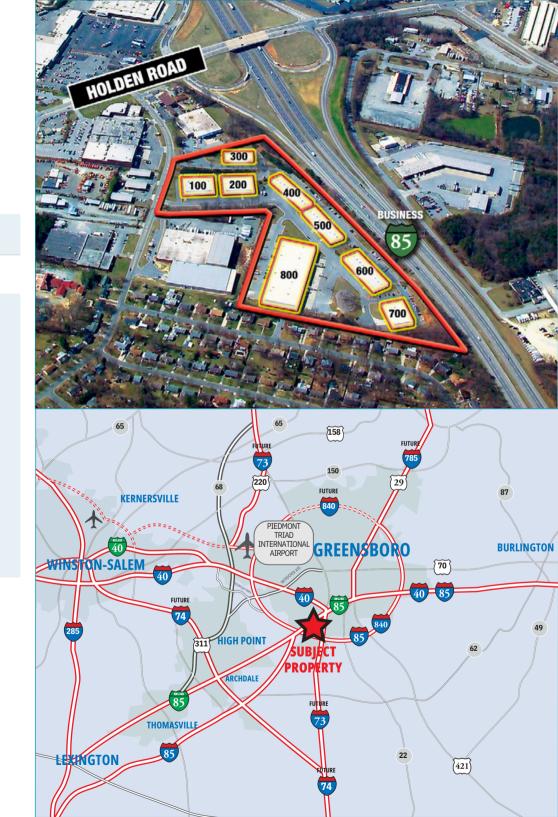
2606 PHOENIX DRIVE, GREENSBORO, NC 27406

**CUSHMAN &
WAKEFIELD**

HOLDEN 85 BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406

Property Features

ADDRESS:	2606 Phoenix Drive Greensboro, NC 27406
SPACE:	1,230 SF to 5,562 SF flex suites available
CLEAR HT:	Bldgs. 300, 400, 500 & 600 – 12' Clear
FEATURES:	•Grade-level loading capability •On-site property management •Modern tilt-up, concrete exterior •Most suites offer climate-controlled warehouses •LED Lighting •New commercial-grade carpet •Water & trash removal included in lease rate •Direct access to I-85 via Holden Rd interchange •Close to banks, restaurants and lodging
PARKING:	Bldgs. 100-700: 3.5 spaces per 1,000 SF

DISTANCES:

To Downtown GSO:	5 Minutes
To PTI Airport:	10 Minutes
To Burlington:	25 Miles
To Winston-Salem:	25 Miles
To Durham:	56 Miles
To Raleigh:	84 Miles
To Charlotte:	86 Miles

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