AVAILABLE FOR LEASE

HOLDEN 85 BUSINESS PARK 1,230 SF TO 5,562 SF FLEX SUITES AVAILABLE



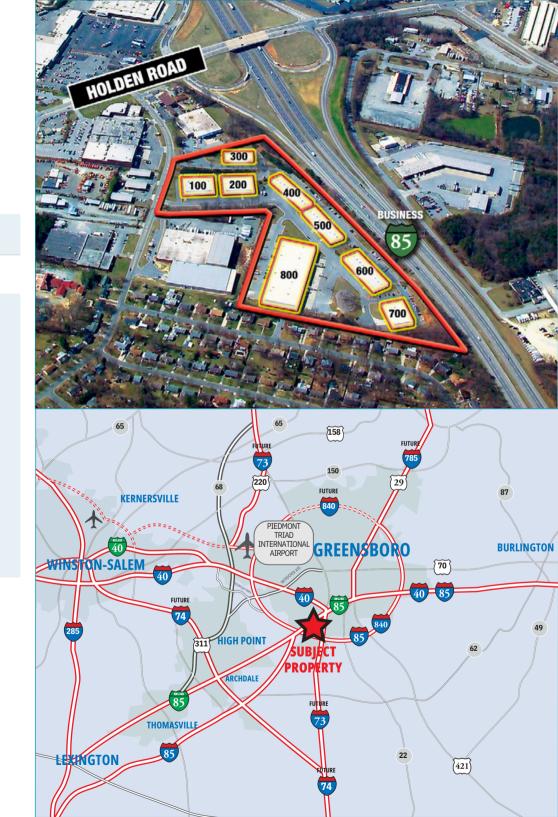
HOLDEN 85 BUSINESS PARK

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		

LES:	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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