

# HOLDEN/85

## BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



FOR LEASE

**BUILDING 8 - SUITE 810**  
+/- 25,600 SF AVAILABLE  
(+/- 3,155 SF OFFICE AND +/- 22,445 SF WAREHOUSE)  
AVAILABLE NOW

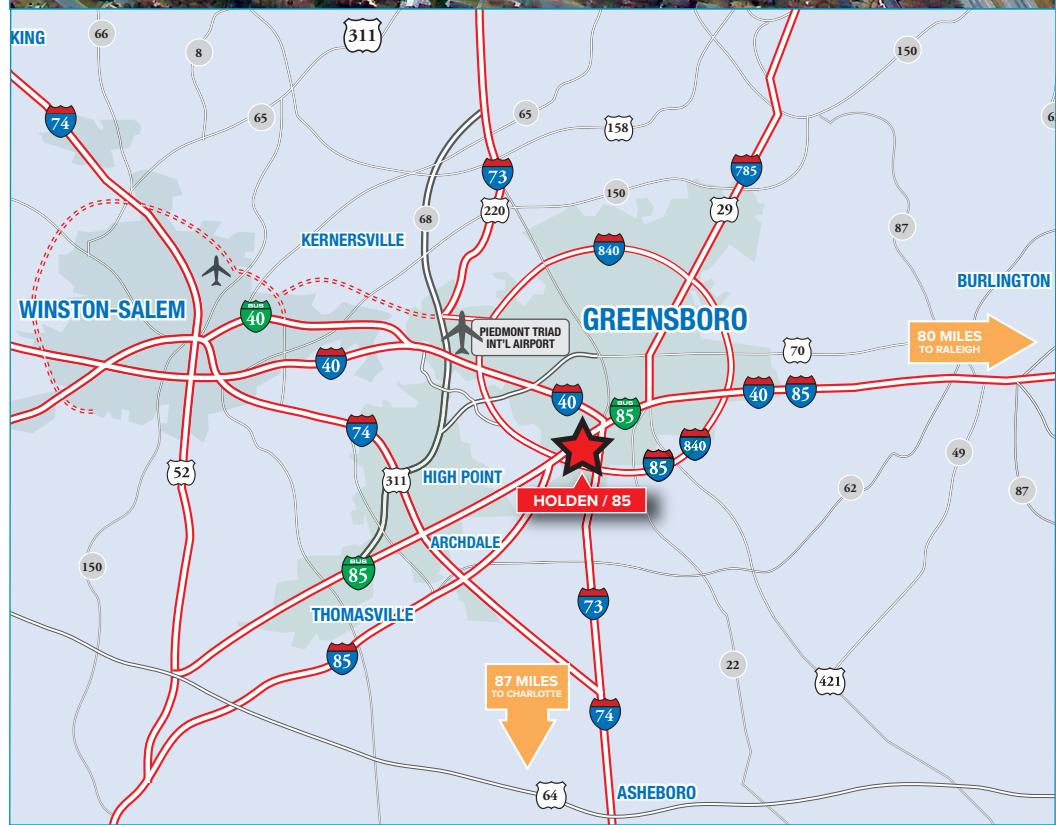


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## Property Features

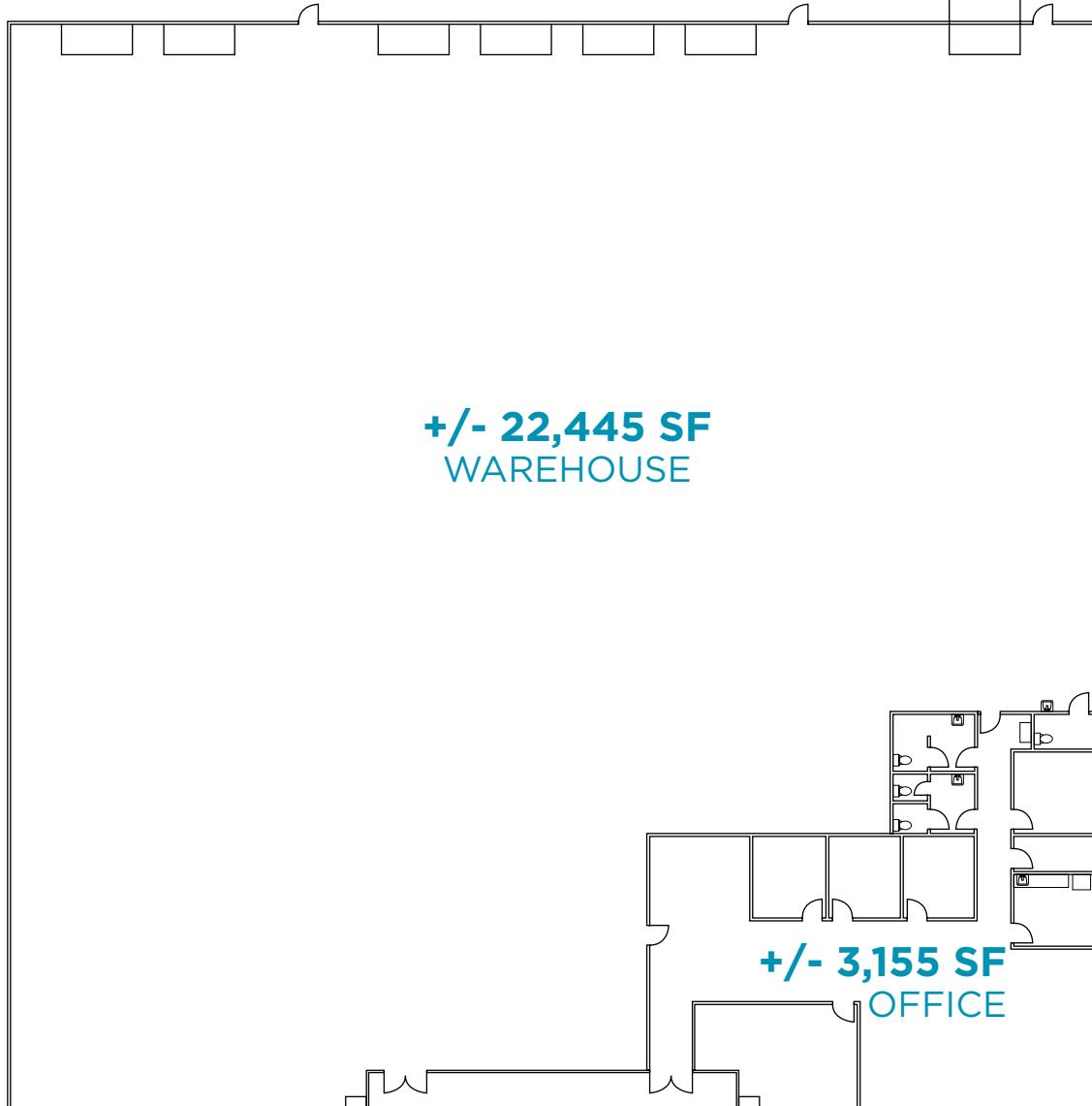
Building:	Building 800, Suite 810
Size:	+/- 25,600 SF (+/- 3,155 SF Office & +/- 22,445 SF Warehouse)
Clear Height:	24'
Sprinkler System:	ESFR
Loading:	<ul style="list-style-type: none"><li>Six (6) Dock-Height Loading Doors</li><li>One (1) 10' x 14' Ramped Drive-In Door</li></ul>
Lighting:	LED High Bay Fixtures on Programmable Motion Sensors
Other:	<ul style="list-style-type: none"><li>Functional office layout with generous mix of open area and private offices</li><li>Move-in ready suite with brand new carpet and laminate flooring through out office area. New energy efficient LED lighting installed throughout office and warehouse areas</li><li>Professionally managed and maintained business park with convenient access to I-40, I-85, and I-840</li></ul>
Location:	<ul style="list-style-type: none"><li>Less than 15 minutes to Piedmont Triad International Airport</li><li>Less than 10 minutes to downtown Greensboro</li></ul>



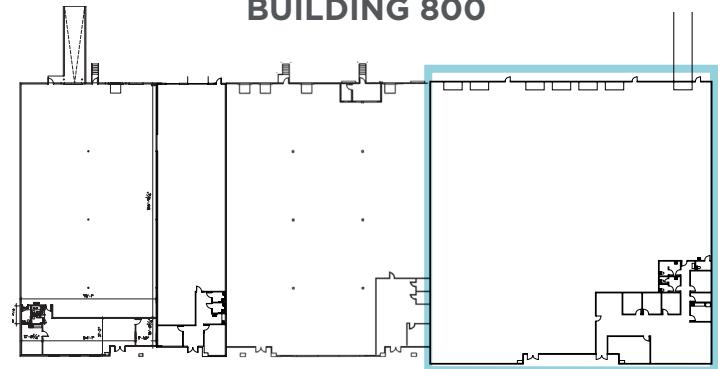
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FLOOR PLAN  
BUILDING 800



AVAILABLE  
+/- 25,600 SF

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