

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



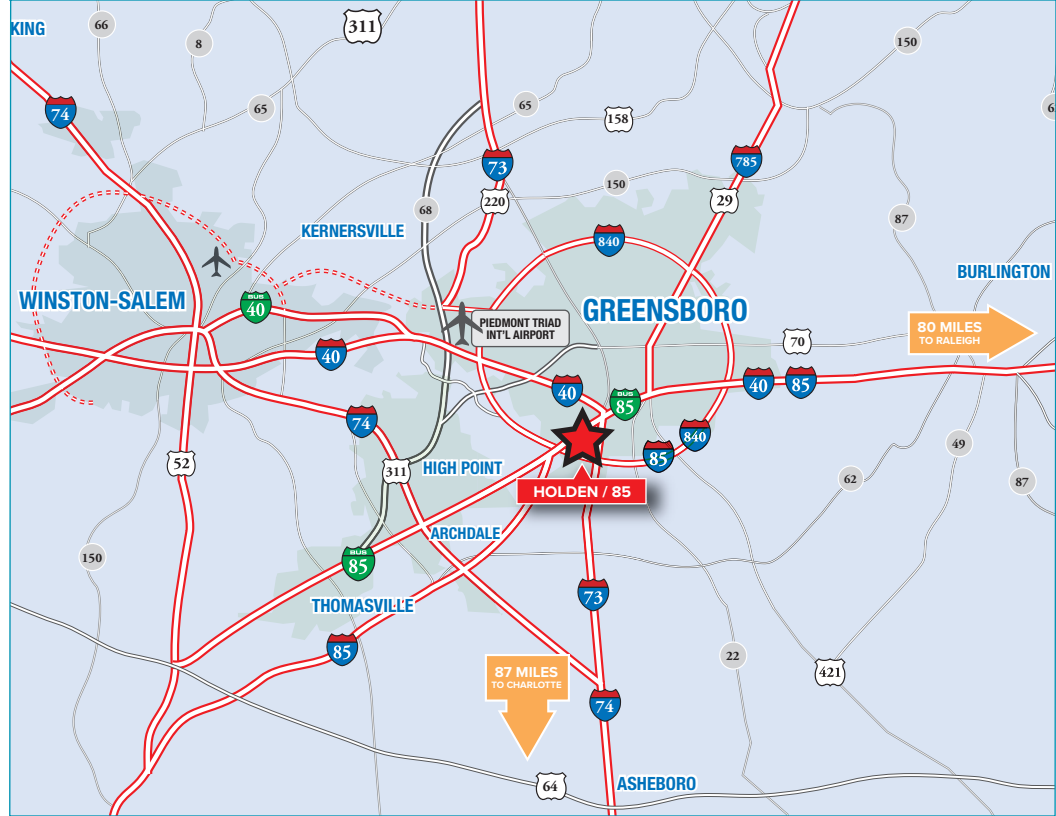
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Property Features

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">Six (6) Dock-Height Loading DoorsOne (1) 10' x 14' Ramped Drive-In Door
Lighting:	LED High Bay Fixtures on Programmable Motion Sensors
Other:	<ul style="list-style-type: none">Functional office layout with generous mix of open area and private officesMove-in ready suite with brand new carpet and laminate flooring through out office area. New energy efficient LED lighting installed throughout office and warehouse areasProfessionally managed and maintained business park with convenient access to I-40, I-85, and I-840
Location:	<ul style="list-style-type: none">Less than 15 minutes to Piedmont Triad International AirportLess than 10 minutes to downtown Greensboro

Jason Ofsanko, SIOR
Managing Director
+1 336 812 3300
jason.ofsanko@cushwake.com

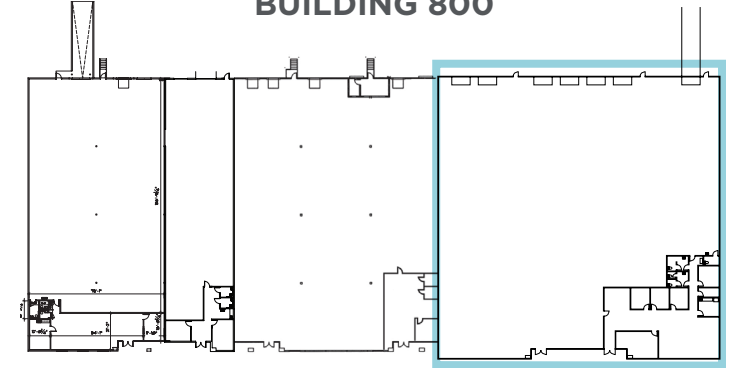


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FLOOR PLAN BUILDING 800



AVAILABLE
+/- 25,600 SF

+/- 22,445 SF
WAREHOUSE

+/- 3,155 SF
OFFICE

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628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com