

HOLDEN/85 BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



FOR LEASE

BUILDING 3 – SUITE 308-310

+/- 2,460 SF AVAILABLE

AVAILABLE MAY 2023



**CUSHMAN &
WAKEFIELD**

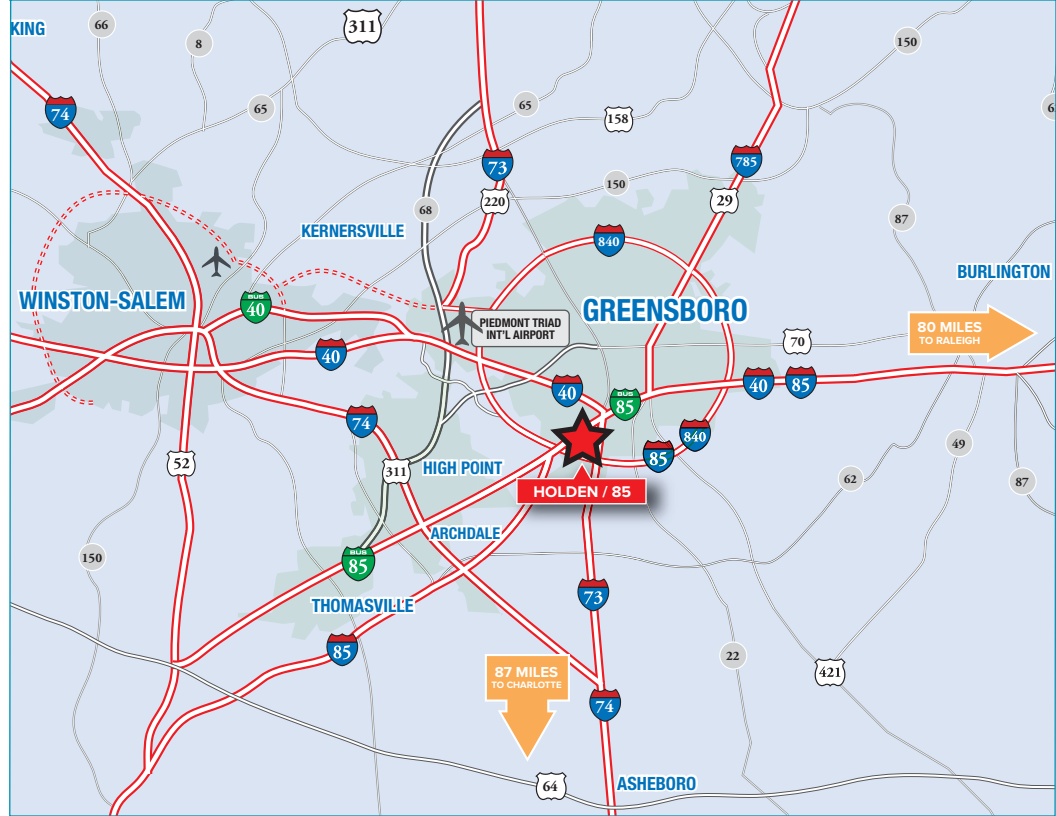
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Property Features

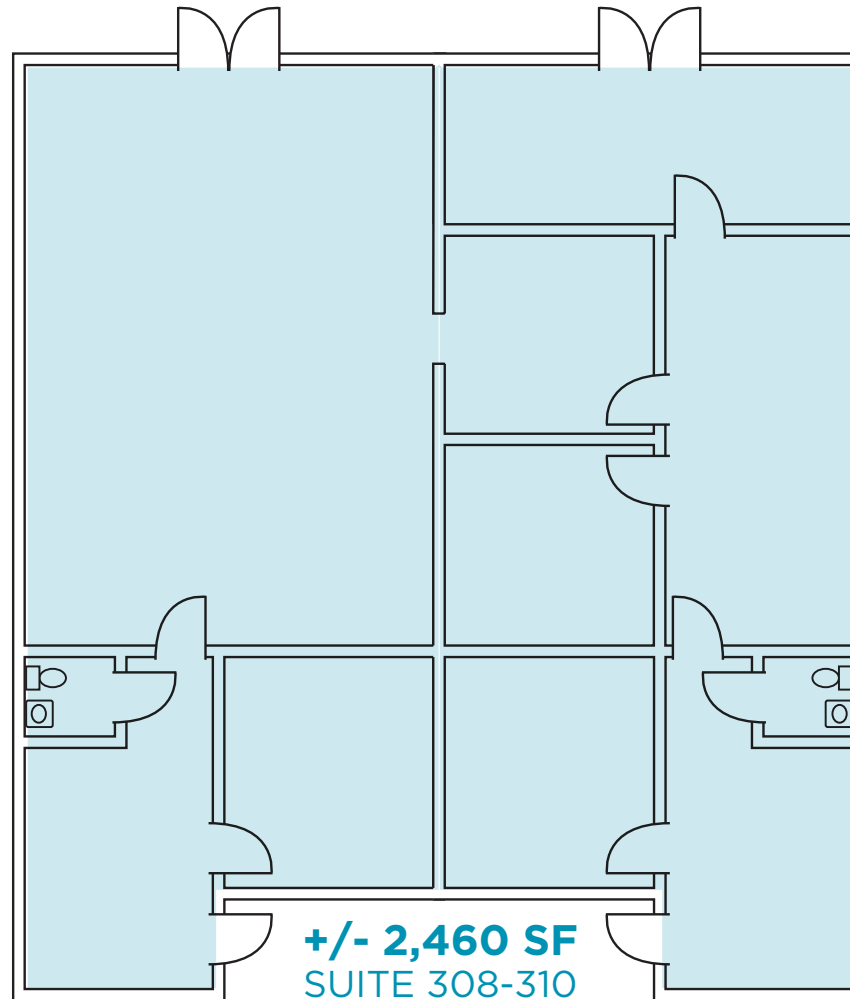
Building:	Building 300, Suite 308-310
Size:	+/- 2,460 SF Available May 2023
Warehouse Clear Height:	12'
Loading:	Two (2), 6' x 7' grade-level doors
Location:	<ul style="list-style-type: none">• Less than 15 minutes to Piedmont Triad International Airport• Less than 10 minutes to downtown Greensboro
Lease Rate:	<ul style="list-style-type: none">• \$14/SF Modified Gross• Includes CAM, water and trash removal fees

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