



AVAILABLE FOR LEASE

HOLDEN 85 BUSINESS PARK

1,230 SF TO 5,562 SF FLEX SUITES AVAILABLE

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



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
 - T-5 Lighting
 - New commercial-grade carpet
 - Low VOC interior paint throughout office suites
 - 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: To PTI | 5 Minutes |
| Airport: | 10 Minutes |
| To Burlington: | 25 Miles |
| To Winston-Salem: | 25 Miles |
| To Durham: | 56 Miles |
| To Raleigh | 84 Miles |
| To Charlotte: | 86 Miles |



HOLDEN 85 BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



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

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

HOLDEN 85 BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406

