AVAILABLE FOR LEASE

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

100

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 DowntownGSO: To PTI5Airport:10To Burlington:25To Winston-Salem:25To Durham:56To Raleigh84MilesTo Charlotte:86



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

©September 20, 2021 4:13 PM Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

HOLDEN 85 BUSINESS PARK

2606 PHOENIX DRIVE, GREENSBORO, NC 27406

