AVAILABLE FOR LEASE

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

100

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



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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 |



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