



AVAILABLE FOR LEASE

# HOLDEN 85 BUSINESS PARK

1,230 SF TO 4,554 SF FLEX SUITES AVAILABLE

2606 PHOENIX DRIVE, GREENSBORO, NC 27406



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## Property Features

ADDRESS: 2606 Phoenix Drive  
Greensboro, NC 27406

SPACE: 1,230 SF to 4,554 SF flex suites available

CLEAR HT: Bldgs. 300, 400, 500 & 600 - 12' Clear

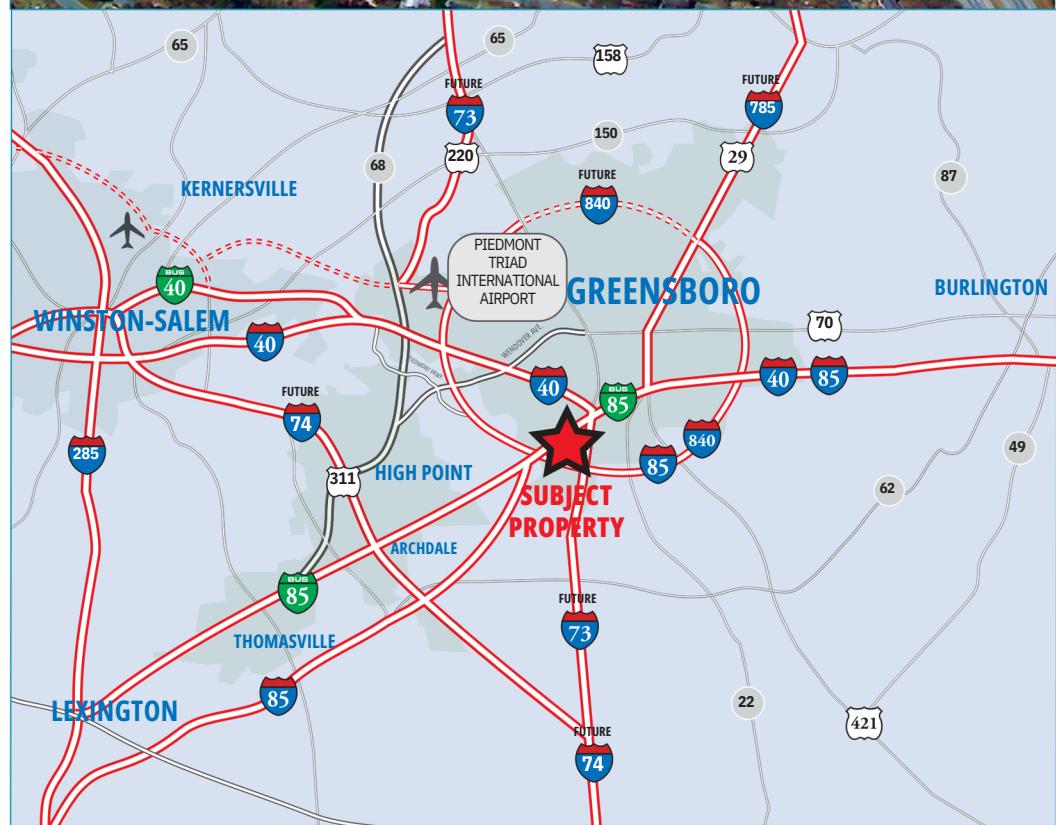
FEATURES:

- Grade-level loading capability
- On-site property management
- Modern tilt-up, concrete exterior
- Most suites offer climate-controlled warehouses
- LED Lighting
- New commercial-grade carpet
- 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:	5 Minutes
To PTI Airport:	10 Minutes
To Burlington:	25 Miles
To Winston-Salem:	25 Miles
To Durham:	56 Miles
To Raleigh	84 Miles
To Charlotte:	86 Miles



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