



AVAILABLE FOR LEASE

# HOLDEN 85 BUSINESS PARK

1,230 SF TO 5,562 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 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



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