

**FLEX SPACE
FOR LEASE!**



GREEN OAKS BUSINESS CENTER

260-280 PREMIER DR.

FLEX SPACE FOR LEASE
HOLLY SPRINGS

york

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PROPERTY DETAILS

260-280 Premier Drive

LEASE RATE

\$17.00 PSF | NNN

TICAM

\$3.36 PSF

AVAILABILITY

Bldg 280 | Suites 101,103,105 | ± 3,960 SF

Bldg 260 | ± 6,653 SF

*Both suites available October 1, 2025

DETAILS

- Located off Hwy 55 in the newly developed Holly Springs Business Park with convenient access to US-1 and I-540
- Less than 1 mile from shopping and dining options at both Holly Springs Towne Center & South Park Village
- Ample parking available for employees and customers
- Customizable lease options to suite your business needs
- Mix of office/showroom and storage options available
- Glass storefront with roll-up door in rear



280 PREMIER DR.

- 3 end-cap combined spaces totaling ± 3,960 sf
- Former Fastenal space
- Currently open warehouse/storage/assembly/cube area with 2 restrooms and roll-up door(s)
- Multi-tenant building

260 PREMIER DR.

- Currently single-tenant building totaling ± 6,653 sf; potential to demise
- Warehouse/showrooms/assembly areas with breakroom and office
- Glass storefront with roll-up doors

SUITE
101-105

Architectural floor plan of a rectangular room with a bathroom. The main room dimensions are 64'-6" wide by 52'-6" deep. The bathroom is 7'-2" wide by 12'-6" deep. The plan includes various wall thicknesses, door swings, and window locations. Dimensions are provided in feet and inches.

Room Dimensions:

- Main Room: 64'-6" (width) x 52'-6" (depth)
- Bathroom: 7'-2" (width) x 12'-6" (depth)

Room Features:

- Two doors on the left wall, one leading to the bathroom.
- Two doors on the top wall, one leading to the bathroom.
- Two doors on the bottom wall, one leading to the bathroom.
- Two windows on the top wall, one leading to the bathroom.
- Two windows on the bottom wall, one leading to the bathroom.

Dimensions:

- Top Wall: 70'-6" (total width)
- Bottom Wall: 64'-6" (total width)
- Left Wall: 28'-5" (total depth)
- Right Wall: 52'-6" (total depth)
- Bathroom: 7'-2" (width) x 12'-6" (depth)
- Top Wall Segments: 12'-5", 3'-4", 3'-4", 12'-5", 12'-5", 3'-4"
- Bottom Wall Segments: 20'-11", 18'-5", 18'-5", 18'-5", 43'-7"

Architectural floor plan of the first floor, showing room layouts and dimensions. The plan includes a central corridor and several rooms:

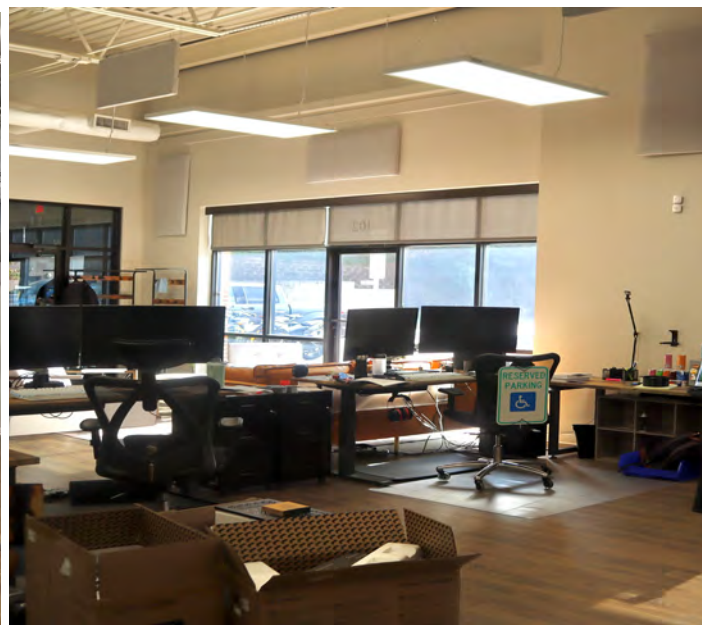
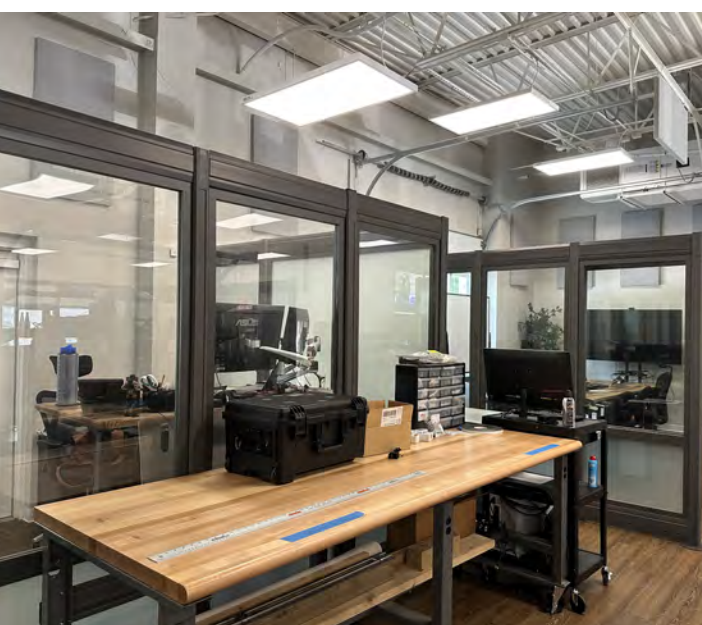
- ADMIN 106**: Located on the left side of the plan.
- ACCOUNTS 107**: Located on the right side of the plan.
- CC1/SERVER 105**: Located at the top center of the plan.
- RESTRM**: Two restrooms located below the CC1/SERVER room.
- STORAGE 102**: Located in the center of the plan.
- OFFICE 101**: Located below the STORAGE room.
- BREAK AREA**: Located at the bottom left of the plan.

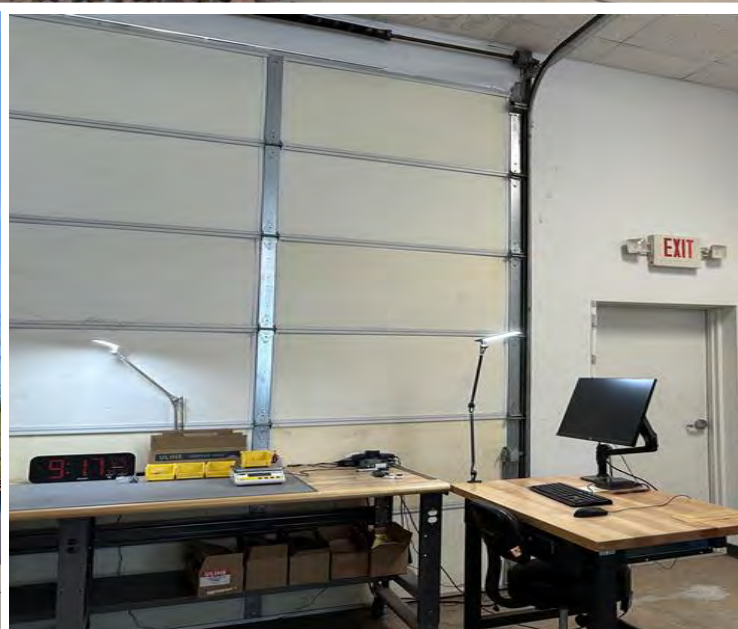
The plan is heavily dimensioned, showing room sizes and overall building dimensions. The overall width is 120'-0" and the overall depth is 55'-0". The plan also shows various door swings, windows, and structural elements like columns and walls.

260 PREMIER DR - PHOTOS



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TING PARK
Home of the Holly Springs Salamanders

JONES PARK

Bombshell Beer Company

DOWNTOWN HOLLY SPRINGS

HOLLY SPRINGS TOWNE CENTER

Marshall's	Massage Envy
Dicks	Marco's Pizza
Dressbarn	Buffalo Wild Wings
ULTA	Olive Garden
PetCo	Zaxby's
Michaels	Chili's
Target	Panera Bread
Starbucks	Texas Roadhouse
Wendy's	Dave's Hot Chicken
Crumbl	Nothing Bundt Cake



FUJIFILM
• 650 Full time employees
1.5 MILES

Carolina Brewing Company

260-280 PREMIER DR.



SEQIRUS • 550 Full time employees
.25 MILE

55

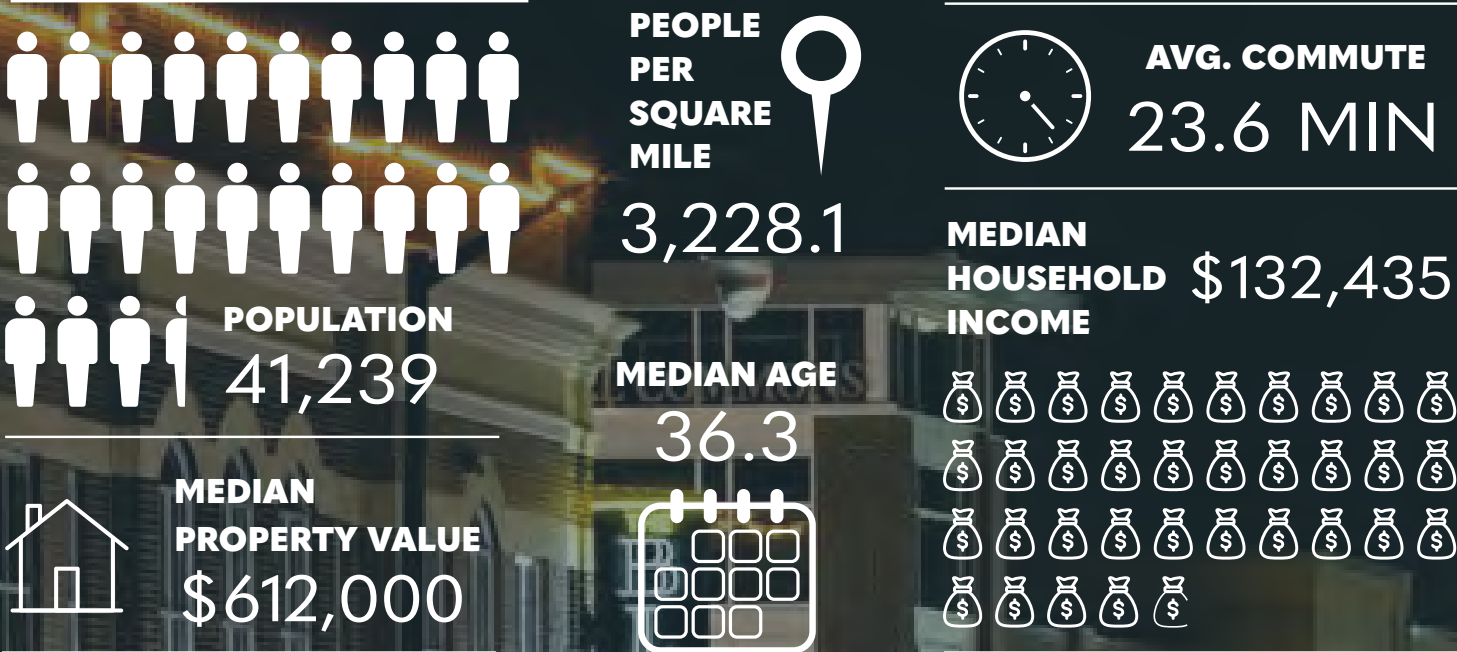
SOUTHPARK VILLAGE

ABC Liquor Store
Back in Action Physical Therapy
BB&T
Chick-fil-A
Carolina Family Vision
CVS Pharmacy
DairyQueen
Harris Teeter
SunTrust

SHOPPES AT HOLLY SPRINGS

Walmart
Mathnasium
Mattress Firm
Fantastic Sam's

HOLLY SPRINGS, NC | CITY PROFILE



ACCOLADES

#1 Safest City in North Carolina - 2025
SafeWise

#2 Best Farmers Market in the South-east - 2025
WalletHub

#5 Best Place to Live in North Carolina
- HomeSnacks 2021

ABOUT HOLLY SPRINGS

Holly Springs, North Carolina, is a charming and rapidly growing town located in Wake County, just southwest of Raleigh. Known for its family-friendly atmosphere, excellent schools, and vibrant community, Holly Springs has become a sought-after place to live and work. Here are some key highlights about the town:

Community and Lifestyle

- Offers a small-town feel with modern amenities, making it an ideal place for families and professionals
- The town is known for its safety, often ranking as one of the safest cities in North Carolina.
- It boasts a strong sense of community, with numerous events, festivals, and activities throughout the year.

Parks and Recreation

- Home to beautiful parks, greenways, and recreational facilities, including Bass Lake Park and Womble Park
- The town offers a variety of outdoor activities, from hiking and fishing to sports leagues and playgrounds

Economic Growth

- Holly Springs is home to a growing biotech and life sciences industry, with companies like FUJIFILM Diosynth Biotechnologies establishing a presence in the area

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LEASING

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MARKETING

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YORK PROPERTIES

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Landscaping · Accounting

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