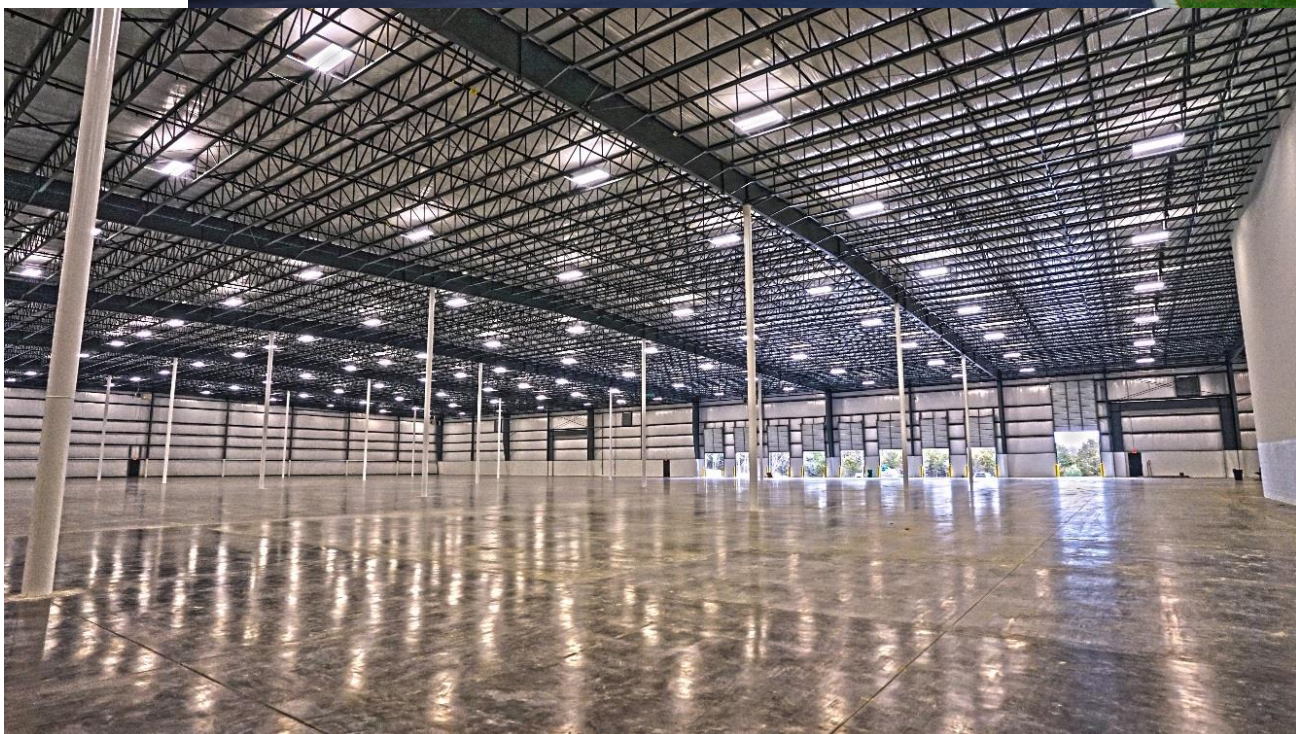




Industrial Building Program

SOUTHERN
ADVANTAGE

THE HOLLINGSWORTH COMPANIES TA-162 ANDERSONVILLE, TN





Industrial Building Program

SOUTHERN
ADVANTAGE

August 15, 2017

ALABAMA

John Gilbert
Gilbert Commercial
12830 Hillcrest Road
Dallas, Texas 75230

GEORGIA

Dear John:

In response to your inquiry for a modern distribution facility for a 3PL, we have finished construction for a facility that is 114,850 SF on 12.88 acres. While the warehouse, dock facilities, and parking are complete for this building, there is flexibility to make adjustments to the office space. We have the ability to deliver the building ready for occupancy in Q3 2017; the final office space layout and construction can be completed in 3 months from the date the lease is signed.

NORTH CAROLINA

Our standard industrial facility is well suited for efficient distribution operations with wide 60' x 60' column spacing and a minimum interior clear height of 32'. This wide-open volume allows for a high degree of flexibility. We also include efficient T5 high output fluorescent lighting, 6" 4000 PSI Concrete flooring, and ESFR automatic fire sprinkler protection to further enhance the use of the facility.

TENNESSEE

Anderson County supports a readily available labor pool to businesses locating within the community. The Anderson County labor force market is 411,311 with 22,500 currently unemployed. The Anderson County cost of living is 12% below the national average, housing cost is 20% below the national average and healthcare cost is 8% below the national average.

VIRGINIA

The David Jones Industrial Park is located 20 miles from Knoxville, TN. This provides the best of both worlds, good value labor, yet close to quality of life amenities. Andersonville is situated less than 22 miles from the University of TN, with over ten universities and colleges within 50 miles. The close proximity to Great Smoky Mountain National parks and East Tennessee vast number of lakes provides whitewater rafting, kayaking, fishing, and mountain hiking.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design and construction. We are the largest non-urban industrial

*the one stop for every industrial need
www.hollingsworthcos.com*



developer in the United States. Our foot print spans 18 states chiefly in the Southeast and totals over 18,000,000 square feet of industrial space. We have been in this business for 35 years and never delivered a project late.

We look forward to the opportunity to meet with your prospect and discuss how we can help them make their business more successful.

ALABAMA

Sincerely,

Tom Mann
Senior Vice President of Industrial Real Estate

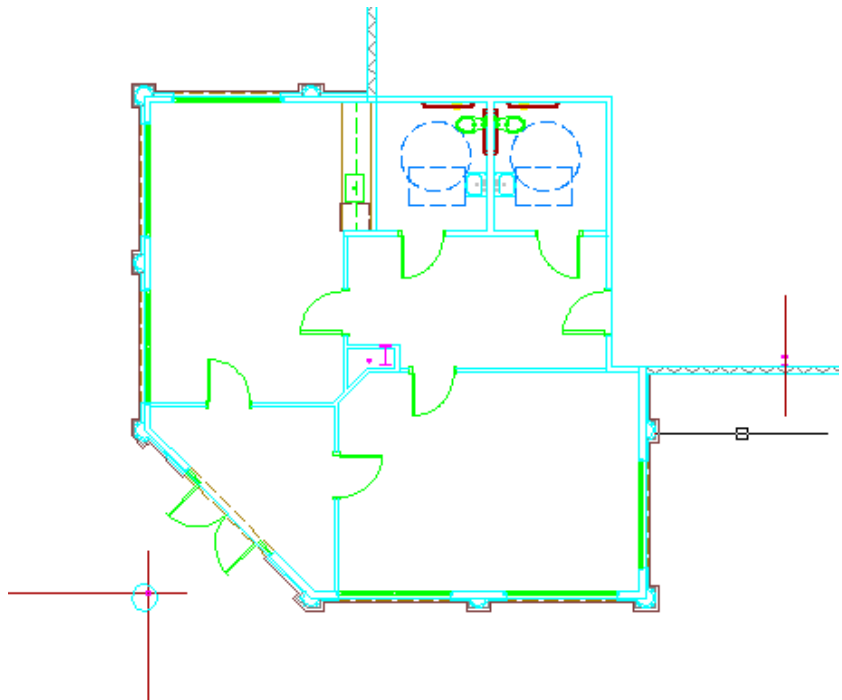
GEORGIA

Cc: Joe Hollingsworth, CEO
Tom Wortham, Senior Vice Business Development and Architecture

NORTH CAROLINA

TENNESSEE

VIRGINIA



OFFICE UPFITS DESIGN

TWO CENTRE PLAZA
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TA-162 BUILDING, ANDERSONVILLE, TENNESSEE

Industrial Park Location: David Jones Industrial
1545 Mountain Lane Andersonville, TN

Building Site: 12.88 acres +/-

Building Size: 300' x 420' with 40' x 28' architectural entry feature for a total of 114,850 square feet.

Interior Clear Height: **Minimum 32'** beneath mainframe steel at eaves
Approximately 39' at mainframe steel at building peak, with a 30' wide by 30' deep by 50' tall slack tower at the rear corner in the crane bay.

ALABAMA

GEORGIA

Column Spacing: **60' x 60'** wide spacing (except at crane runway where the spacing will be 30' x 60')

Rental Rate Options: **Base Building Triple Net Lease**

NORTH CAROLINA

	10 Year NNN Rate	7 Year NNN Rate	5 Year NNN Rate
Base Rate	\$4.53/SF	\$4.93/SF	\$5.31/SF
Improvements	\$0.25/SF	\$0.33/SF	\$0.43/SF
Total	\$4.78/SF	\$5.26/SF	\$5.74/SF

TENNESSEE

+ Annual Adjustment of greater of 3% or Annual CPI change

VIRGINIA

Plus 2 - Five (5) Year Renewals at the same terms, continuing the same terms and conditions.

(Rates quoted above are based on the assumed approved credit of the tenant entity according to Hollingsworth standard credit approval procedures.)

Construction: Rigid steel frame for heavy use and low maintenance. Split face masonry on three sides up to 7'- 4", then insulated metal to the eaves.

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CLINTON, TN 37716

Floor: Laser leveled 6" thick 4000 psi concrete floor with reinforcing and polypropylene fiber reinforcing, finished with a non-marking penetrating siloxane densifier hardener for a durable dustless working surface.

865-457-3701 PHONE

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Roof: 24 gauge standing seam galvalume, 25-year warranty insulated and highly reflective and totally recyclable.



ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

*TWO CENTRE PLAZA
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Electrical Service:	1200 amp 480/277 Volt, 3 Phase main electrical service
Lighting:	T-5 high output fluorescent lighting to produce 35 footcandles of illumination throughout the facility.
Water:	8" fire sprinkler riser into building; 2" metered domestic water service
Sewer:	6" gravity sanitary sewer
Natural Gas:	Natural gas is provided for heating
Heat and Ventilation:	Suspended forced air natural gas unit heaters and ventilation fans.
Parking:	15 car spaces shown on site plan.
Docks:	Eight (8) 9' x 10' dock-high doors One (1) 12' x 14' drive through door
Automatic Fire Protection Sprinklers:	ESFR wet fire protection system which makes in rack sprinkler drops for most commodities unnecessary.
Office and Upfits:	The rental rates quoted include finished office spaces and associated restroom facilities. Office upfits are priced in accordance with the Hollingsworth Companies' Standard Commercial Office Specifications. All design and construction costs for these improvements can be added to the rental rates as quoted above, or Tenant may hire their own contractor to construct the improvements if they would prefer to pay for them directly. Our in-house architect will work with you to develop the client's desired layout.
Offer:	Only a fully executed and delivered Lease shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity. All offers are only valid for 60 days from the date of this letter.