

THE Hollingsworth COMPANIES

Industrial Building Program

Available December 2017



CONTACT:
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Please reference building AL-136

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
Office (865) 457-3601 Fax (865) 457-3602

Huntsville, AL • SouthPoint Business Park AL-136 • 108,960 SF • 14.77 Acres

Lease: \$5.27 PSF (Occupancy 120 Days)

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater) *

Purchase: \$6,280,454

(Just \$57.64 per building square foot, including land) *

Location: Huntsville, AL MSA, Super I-65/I-565 access.

Labor: 525,141 Workers as of 2013/50 Mile Radius

General Building Features

Size: 108,960 SF, 14.77 Acres, Pad Ready Site

Structure: Pre-engineered steel column and beam design.

Bay spacing - 60' x 60', minimum clear height 32'.

Lighting: LED 23,140 lumen output, long life

Walls: Split face masonry three sides to 7'-4", metal to eaves.

Metal rear expansion wall.

Floor: 6" 4,000 psi concrete heavy duty wire and fiber mesh reinforcing.

Roof: 24 gauge standing seam Galvalume.

30-year service life, low maintenance.

Sprinklers: Designed to ESFR specifications, 100% wet system.

Power: 1200 Amp 277/480 volt service minimum.

400 watt metal halide lighting fixtures.

HVAC: Efficient suspended gas forced-air heaters.

Docks: Six (6) 9' x 10' loading doors and one (1) drive thru (12' x 14') door.

Parking: 56 car spaces (additional possible).

Utilities: Water and Sewer: Huntsville Utilities

Electric: Athens Utility District • Gas: Huntsville Utilities

Communication: Fiber Optics and standard telecommunication services.

Expandability: Preplanned expansion up to 195,360 total square feet.





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SOUTHPOINT Business Park, AL

The Ultimate in Fast and Flexible Industrial Building Solutions

Six Reasons to Choose a Hollingsworth Facility:

1. Strategic logistics locations on interstates.
2. Proven cost effective and available labor resulting in high productivity operations.
3. Purchase, Lease or Lease with a Purchase Option.
4. Cost effective custom tenant finishes to meet your specs and budget.
5. Pre-planned expansion options to facilitate future growth.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing. Occupancy in as little as 60 days.



SOUTHPOINT BUSINESS PARK - AL

BUILDING SIZES AVAILABLE

87,360 SF ON 11.12 AC
108,960 SF ON 14.77 AC
130,560 SF ON 11.28 AC
152,160 SF ON 12.37 AC
195,360 SF ON 13.46 AC
252,000 SF ON 19.17 AC
327,000 SF ON 26.42 AC

What others are saying about us...

"The Hollingsworth Companies is now one of the largest industrial developers/investors headquartered in the South with 8.8 million square feet developed or acquired..."

Mike Randle, Publisher, Southern Business & Development

"The 'bottom line' is we could not have been more pleased with our (Hollingsworth Companies) experience."

Karl F. Hielscher, President & CEO, Metl Span Corporation

"They readily accepted the challenge and our offices were completed within 75 days...on time and on budget. We were fully operational in our new facility within 80 days of having executed the purchase agreements."

J.N. Anderson, COO, Heritage Merchandising Co. (Penzoil)