



Industrial Building Program



CONTACT:

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Please reference building AL-155

Corporate Headquarters

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08/14/17

*Price subject to change without notice

Huntsville, AL • SouthPoint Business Park AL-155 • 252,000 SF • 19+ Acres

Lease: \$4.81/SF for Single Occupancy, \$6..40/SF for 63,000 to 126,000 SF, \$5.70/SF for 126,000 SF and above

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater) *
(Can be Subdivided, Rates May Vary)

Purchase: \$13,257,700

(Just \$52.61 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: 252,000 SF, 19.167 Acres, Pad Ready Site

Structure: Pre-engineered steel column and beam design.

Bay spacing - 60' x 60', minimum clear height 30'.

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

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.

Lights: LED 23,140 lumen output, long life

HVAC: Efficient suspended gas forced-air heaters.

Docks: Fourteen (14) 9' x 10' loading doors and

Two (2) drive thru (12' x 14') door. (Cross-dock capabilities)

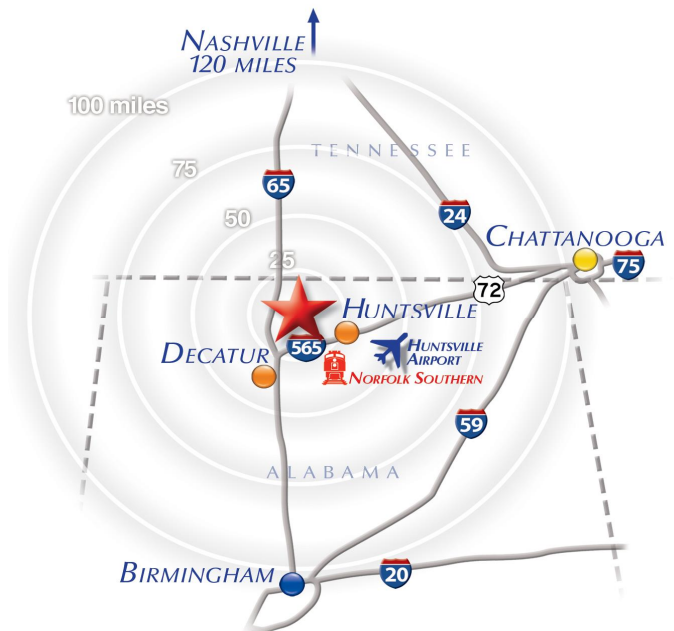
Parking: 88 car spaces (additional possible).

Utilities: Water and Sewer: Huntsville Utilities

Electric: Athens Utility District • Gas: Huntsville Utilities

Communication: Fiber Optics and standard telecommunication services.

Sub-dividable: Minimum size 37,800 SF, rates may vary





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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

AL-I 37 – 206,500 SF, Available Immediately
AL-I 30 – 108,960 SF, Available Immediately
AL-I 36 – 109,024 SF, Occupancy — 120 Days
AL-I 50 – 87,360 SF, Occupancy — 120 Days
AL-I 55—252,000 SF, Occupancy—150 Days
AL-I 59 - 327,600 SF, Occupancy — 150 Days

What others are saying about us...

"The Hollingsworth Companies is now one of the largest industrial developers/investors headquartered in the South with 10 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. (Pennzoil)