



**Industrial Building Program**



**CONTACT:**

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Please reference building AL-167

**Corporate Headquarters**

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## Huntsville, AL • SouthPoint Business Park

**AL-167 • 173,888 SF • 12.37 Acres**

**Lease: \$ 5.23 PSF (Available 1Q 2020)**

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

**Purchase: \$ 9,988,100**

(Just \$57.44 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:** 173,888 SF, 12.37 Acres, Class A Industrial Building.

**Structure:** Pre-engineered steel column and beam design

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

**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.

**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 3 phase service minimum, LED Lighting.

**HVAC:** Efficient suspended gas forced-air heaters.

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

**Parking:** 65 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 195,488 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**

HDT	205,500 SF
Supreme Beverage	108,960 SF
Woodbridge	130,560 SF
Redline Steel	108,960 SF
Custom Assembly	227,600 SF

AL-159 - 327,600 SF, Occupancy — 240 Days

AL-164 - 152,160 SF, Available Now

#### **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)**