



Industrial Building Program



**CONTACT:**

Tom Mann (336) 552-1190  
tmann@hollingsworthcos.com  
Please reference building NC-512

**Corporate Headquarters**

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

## Fayetteville, NC

NC-512-15 • 259,960 SF on 31 Acres

**Lease: \$ 3.47 PSF**

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

**Purchase: \$ 12,285,700**

(Just \$47.26 per building square foot, including land) \*

**Location:** 1.9 Miles from I-95 in Cumberland County

**Labor:** 377,458 Fayetteville MSA

### General Building Features

**Size:** 259,960 SF on 31 Acres, Including 10,360 SF office

**Year Built:** 1992, Renovated 2019

**Distribution or Production Space:** 249,600 SF; 480' x 520'

**Structure:** Structural steel with precast concrete panels, 40' x 40'  
Bay Spacing, 24' of clear height

**Exterior Walls:** Exposed aggregate concrete panels

**Floor:** 6" 4,000 PSI diamond polished concrete slab with  
4" concrete in the office

**Roof:** New fully adhered, 60 mil, TPD Roof

**Sprinklers:** 100% Wet Sprinkler System conforming to NFPA

**Power:** 2000 Amp: 277/480-3-60 service

**Lighting:** LED high efficient lighting throughout the production and  
distribution space

**HVAC:** 100% air-conditioned; (24) roof mounted Trane systems with natural  
gas heat

**Docks:** (18) - 8'x10' dock high spaces with new seals and a mix of levelers,  
lights, and truck restraints

**Parking:** 207 marked car spaces with additional paved parking available for  
50 cars or 20 trailers

**Utilities:** Water, Sewer, and Electric provided by Public Works Commission;  
Gas provided by Piedmont Natural Gas

**Communication:** (Fire, Burglar, Phone, & Fiber): Century Link

**Expandability:** Up to an additional 249,600 SF for a bldg size of 509,560 SF







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**CONTACT:**

Tom Mann

Sr VP of Industrial Real Estate

150 Enterprise Way, Mocksville, NC 27028

Cell (336) 552-1190

tman@hollingsworthcos.com

## Fayetteville, NC Cumberland County

### Six Reasons to Choose a Hollingsworth Facility:

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



#### 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. Hleischer, 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. (Penzoll)**