

# 216,800-303,200 SF INDUSTRIAL BUILDING CHERRY GLEN BUSINESS PARK, MT. PLEASANT, TN



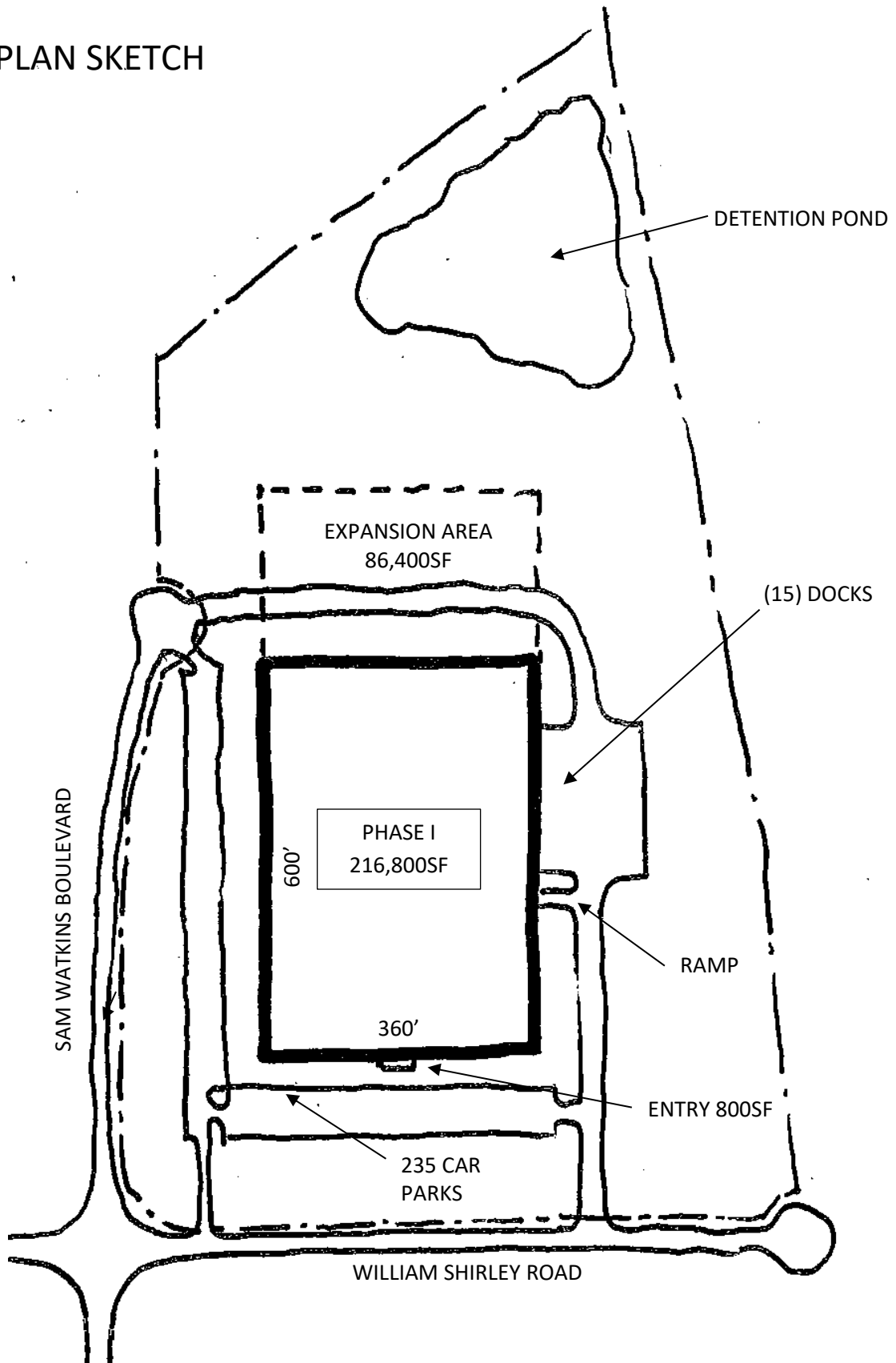
*File photo similar Hollingsworth Companies building*

**CHERRY GLEN BUSINESS PARK  
MT. PLEASANT, TN**

## PROPOSED SPECIFICATION

- Location:** Approximately 35 acre, Lot 6, located in the Cherry Glen Business Park in Mt. Pleasant, Tennessee. The Cherry Glen Business Park is located along US 43 with convenient access to I-65 south of Nashville, TN.
- Proposed Size:** Overall facility size of 216,800 square feet includes a base building of 216,000 SF (360' x 600') with a minimum clear height of 30' and a main architectural entry façade of 800 SF. Maximum planned expansion is up to 303,200 square feet.
- Planned Space:** The building is designed to accommodate:
- 216,000 square feet of heated and ventilated storage and utility space.
  - This heated and ventilated space can be configured into manufacturing, and/or warehousing space or “built out” into Office space.
- Construction:** Rigid Steel frame and columns for heavy use and low maintenance. Concrete masonry units to 7'-4" with insulated steel to eaves on front and side walls. Rear expansion wall is insulated steel and is easily demountable for future expansions. Features:
- Wide 60' x 60' column spacing for ease and flexibility of use
  - 6" 4000 psi laser leveled floor, machine troweled to a smooth finish
  - Standing seam Galvalume® roof with 25 year warranty
  - 1200 amp 480-277/3/60 service and energy efficient high bay LED lighting
  - ESFR fire sprinkler, designed for higher stacking and reduced insurance costs
  - Fifteen (15) dock doors
  - One (1) drive-in door and ramp
  - Eight forced air natural gas heaters, six supply fans and ventilation louvers
  - Landscaping package with trees, shrubs, beds and lawns
  - 235 marked car parking spaces
- Dock Equipment:** Fifteen (15) total dock positions. Two of the positions are assumed to be for trash and recyclables and will include bumpers. The remaining thirteen (13) positions will have bumpers, 30,000# mechanical levelers, dock seals.
- Paving:** Full 160' wide truck court will include a 73' wide concrete dock apron with 8" 4000 psi concrete on a 6" compacted stone base. Remainder of the truck court and truck driveways will be 4" total asphalt (2-1/2" binder with 1-1/2" topping) on an 8" compacted stone base, complying with TDOT guidelines. Car parking will be 3" total asphalt (1-1/2" binder with 1-1/2" topping) on a 6" compacted stone base.
- Curbs & Sidewalks:** A 5" thick concrete integral sidewalk/curb will be provided on the building side of the parking area, atop a 4" stone base. Extruded concrete ribbon curbing will be provided on both sides of drives and parking areas.
- Non-Binding proposal:** This letter is for information purposes and should not be construed as obligating parties in any way.

# SITE PLAN SKETCH



## REPRESENTATIVE DEVELOPMENTS AND ACQUISITIONS

Industrially driven with a semi-rural focus for over 35 years, The Hollingsworth Companies have the capacity and know-how to provide high quality industrial facilities. With experience ranging from multinational clients such as Northrop Grumman, Xerox, and Chrysler Corporation; international clients Ficos, Fehrer, and SL America, to some of the nation's best run privately held organizations such as the Kraft Group, Service center Metals, and Larson Manufacturing; Hollingsworth has a record of adding value as a business partner and not simply as a tenant's landlord. Our current development and ownership footprint covers 18,000,000 square feet for clients such as:

<b>379,483 SF:</b>	<b>Villari Foods</b>	<b>66,612 SF:</b>	<b>Tennessee Valley Apparel</b>
<b>143,638 SF:</b>	<b>Reinhart Foodservice</b>	<b>65,000 SF:</b>	<b>Bull Run America</b>
<b>109,990 SF:</b>	<b>Goya Foods</b>	<b>130,560 SF:</b>	<b>Diamond Hill Plywood</b>
<b>216,000 SF:</b>	<b>Larson Manufacturing</b>	<b>235,235 SF:</b>	<b>Cash Acme</b>
<b>75,480 SF:</b>	<b>Gesipa USA</b>	<b>67,000 SF:</b>	<b>Earle M. Jorgenson</b>
<b>90,960 SF:</b>	<b>Morrisofa</b>	<b>399,600 SF:</b>	<b>Xerox Corporation</b>
<b>81,896 SF:</b>	<b>Metal Sales Manufacturing</b>	<b>325,090 SF:</b>	<b>Cub Cadet Mowers</b>
<b>130,560 SF:</b>	<b>Novant Healthcare</b>	<b>198,723 SF:</b>	<b>Calbee North America</b>
<b>72,480 SF:</b>	<b>Concordance Medical</b>	<b>238,436 SF:</b>	<b>Fehrer USA</b>
<b>109,320 SF:</b>	<b>Dunlop Aircraft Tyre</b>	<b>222,500 SF:</b>	<b>Rehrig / Multi-Tenant</b>
<b>108,766:</b>	<b>Assa Abloy - Amarr</b>	<b>734,000 SF:</b>	<b>Former Maytag</b>
<b>108,000 SF:</b>	<b>Virginia Seal Products</b>	<b>373,054 SF:</b>	<b>Chrysler Corporation</b>
<b>84,500 SF:</b>	<b>Metl Span Corporation</b>	<b>148,725 SF:</b>	<b>Dana Corporation</b>
<b>50,880 SF:</b>	<b>Reads Moving Systems</b>	<b>303,000 SF:</b>	<b>Perseus Distribution</b>
<b>87,100 SF:</b>	<b>Carolina Container</b>	<b>191,520 SF:</b>	<b>IBS-STL US</b>
<b>153,990 SF:</b>	<b>Service Center Metals</b>	<b>644,250 SF:</b>	<b>Louis Dreyfus</b>
<b>271,819 SF:</b>	<b>SCM Cast House</b>	<b>60,100 SF:</b>	<b>Chep USA</b>
<b>108,000 SF:</b>	<b>Music Link</b>	<b>383,000 SF:</b>	<b>Intechra</b>
<b>130,560 SF:</b>	<b>Timken/RBS</b>	<b>220,350 SF:</b>	<b>Stage Stores</b>
<b>130,560 SF:</b>	<b>Packaging Corp of America</b>	<b>429,220 SF:</b>	<b>Vita Foam</b>
<b>63,678 SF:</b>	<b>Northrop Grumman</b>	<b>328,600 SF:</b>	<b>Hydra Warehousing</b>
<b>115,200 SF:</b>	<b>Advance Auto</b>	<b>385,000 SF:</b>	<b>Lexington Metal Sales</b>
<b>86,880 SF:</b>	<b>Duraline</b>	<b>330,822 SF:</b>	<b>Storage Solutions</b>
<b>66,260 SF:</b>	<b>Saddle Creek Corporation</b>	<b>184,548 SF:</b>	<b>SynQ Solutions</b>
<b>264,763 SF:</b>	<b>Ficos</b>	<b>360,660 SF:</b>	<b>HDT Global</b>