



CONTACT:

Tom Mann (336) 552-1190
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Please reference building ND-156

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
Office (865) 457-3601 Fax (865) 457-3602
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Mocksville, NC • SouthPoint Business Park ND-156 • 108,960 SF • 14.65 Acres

Lease: \$ 4.53 PSF (Available Now)

TICAM Only \$0.32 PSF Estimated

(Based on NNN Lease, 10 year, ARI at CPI 3% minimum.) *

Purchase: \$6,194,376

(Just \$56.85 per building square foot, including land) *

Location:

Winston/Salem, NC MSA, Close to the Charlotte Metro;

1 Mile to I-40, 18 Miles to I-77, and 24 Miles to I-85

Labor:

1,000,000 Workers/50 Mile Radius

General Building Features

Size: 108,960 SF, 14.65 Acres, Pad Ready Site

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 wire reinforcing, 10 mil vapor barrier.

Roof: 24 gauge standing seam Galvalume.

30-year service life, low maintenance.

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

Power: 1200 Amp 277/480 volt 3 phase service minimum, LED Lighting.

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: 32 car spaces (additional possible).

Utilities: Water and Sewer: City/County UD

Electric: Energy United Cooperative • Gas: Piedmont

Communication: Fiber Optics available in addition to standard telecommunication services.

Expandability: Preplanned expansion up to 168,960 total square feet.





Industrial Building Program

CONTACT:

Tom Mann

Sr VP of Industrial Real Estate

150 Enterprise Way, Mocksville, NC 27028

Cell (336) 552-1190

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SOUTHPOINT Business Park, NC

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 - NC

Larson Manufacturing	216,000 SF
Gesipa	75,480 SF
Metl Sales	81,696 SF
Dunlop	108,560 SF
Amarr Garage Doors	108,766 SF
Stagg Industrial	130,560 SF
Concordance Healthcare	72,480 SF
Morrisofa	90,960 SF
ND-157, 130,344 SF, Occupancy -180 Days	
ND-158, 152,160 SF, Occupancy -180 Days	
ND-170, 253,052 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)