



Industrial Building Program



Anderson Co. • David Jones Industrial Park TA-110 • 115,300 SF • 8.32 Acres

Lease: \$ 3.87 PSF (Available Now)

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

Purchase: \$5,986,900

(Just \$ 51.92 per building square foot, including land) *

Location: 4 miles from I-75 and .2 miles from Highway 61 in the Knoxville, TN MSA.

Labor: 386,307 in Anderson County

General Building Features

Size: 115,300 SF, 8.32 Acres, Office Space: 1,212 SF.

Structure: Pre-engineered steel column and beam design.

Bay spacing - 30' x 50', 24' Eave Height Typical

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

Finishes: All walls and ceiling have SportTurf liner.

Floor: 6" 4,000 psi concrete heavy duty wire and fiber mesh reinforcing.

Roof: 24 gauge standing seam Galvalume.

Sprinklers: Ordinary Hazard Type II Wet Sprinkler.

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

Lighting: All LED.

HVAC: Natural Gas, Central Air in Office, Suspended Gas heaters in Warehouse.

Docks: Six (6) 8' x 10' loading doors and one (1) drive thru (18' x 14').

Parking: 66 car spaces .

Utilities: Water and Sewer: Clinton Utilities Board

Electric: Clinton Utilities Board • Gas: Powell Clinch Utilities

Communication: Fiber Optics available and standard telecommunication services.

Expandable to: 161,800 SF

CONTACT:

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Please reference building TA-110

Corporate Headquarters

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Six Reasons to Choose a Hollingsworth Facility:

1. Purchase or design a lease to fit your needs with a purchase option.
2. Cost-saving custom tenant finishes meet your specs and budget.
3. Pre-planned expansion options to meet future growth needs.
4. Streamlined development packaging (including site selection, construction, local compliance, finish and financing.)
5. Proven cost effective/available labor.
6. Great Interstate access.



DAVID JONES INDUSTRIAL PARK - TN

Seneca Medical, 75,000 SF

Dynasty Kitchen and Bath, 124,500 SF

TA-162, 114,850 SF

TA-165, 126,800 SF

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)