



Industrial Building Program



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CONTACT:

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Please reference building TA-165

Corporate Headquarters

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Office (865) 457-3601 Fax (865) 457-3602
www.hollingsworthcos.com

03/01/18

*Price subject to change without notice

Anderson Co. • David Jones Industrial Park TA-165 • 126,800 SF • 12.94 Acres

Lease: \$4.87 PSF (Occupancy in 180 Days)

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

Purchase: \$6,810,400

(Just \$53.71 per building square foot, including land) *

Location: Knoxville, TN MSA, Three miles to I-75, 0.2 miles to Highway 61

Labor: 325,000 Workers/50 Mile Radius

General Building Features

Size: 126,800 SF, 12.94 Acres, Virtually Complete Building

Structure: Pre-engineered steel rigid frame.

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" 4000 psi concrete with heavy duty wire and 10 mil vapor barrier.

Roof: Standing seam Galvalume. 30-year service life, low maintenance.

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

Power: 1200 Amp 277/480 volt service, T-5 fluorescent lighting fixtures.

HVAC: Efficient suspended gas forced-air heaters.

Docks: Eight (8) 9' x 10' loading doors and one (1) drive thru (12' x 14') door.

Utilities: Water, Sewer, Electric: Clinton Utilities Board

Gas: Powell Clinch Utilities

Communication: Standard telecommunication services.

Parking: 50 spaces (more can be added)

Expandability: up to 171,800 square feet





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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.



DAVID JONES IND. PARK — TN

TA-109, Dynasty Kitchen & Bath—124,500 SF

TA-110, Advanced Auto—115,300 SF

TA-113, Seneca Medical — 100,000 SF

TA-162, 114,850 SF — Available Now

TA-165, 126,800 SF — Occupancy 180 Days

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)