



Industrial Building Program



CONTACT:

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Please reference building VP-145

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
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Prince George, VA • SouthPoint Business Park VP-145 • 194,880 SF • 20.47 Acres

Lease: Priced Upon Request (Available Immediately)

Single Tenant, 10 year, NNN Lease

Location: Richmond, VA MSA, Interstate Visibility, Super I-95, I-85 and I-295 Access and 24-Miles to I-64

Labor: 629,500 Workers/50 Mile Radius

General Building Features

Size: 194,880 SF, 20.47 Acres, Offices 5,528 SF

Structure: Pre-engineered steel column and beam structure for heavy use/low maintenance. Bay spacing 60' x 60', minimum clear height of 32'.

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

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

Roof: 24 gauge standing seam Galvalume. 30-yr service life, low maintenance.

Sprinklers: ESFR specifications, 100% wet sprinkler.

Power: 1200A 480/277 V, 3PH min. energy efficient LED lighting

HVAC: Efficient suspended gas forced-air unit heaters.

Docks: Sixteen (16) 9' x 10' loading doors with levelers, seals, and dock seals, one (1) drive thru 12' x 14' door. Site allows cross-docking.

Parking: 58 car spaces (additional possible).

Utilities: Water and Sewer: Prince George County Utilities

Electric: Prince George Electric Coop • Gas: Columbia Gas of VA

Communication: T1 available and standard telecommunication services.

Incentives: Foreign Trade Zone Alternate Site Framework and VA Enterprise Zone





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Sr VP of Industrial Real Estate

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SOUTHPOINT Business Park, VA
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 productivity operations.
3. Available for long term lease.
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 - VA

Virginia Seal Products, 108,000 SF

U.S. Merchants, 130,080 SF

Carolina Container, Corp., 87,100 SF

Campofrio, 148,000 SF

Mount-It!, 50,880 SF

SCM, 653,289 SF

Metl Span, 84,500 SF

GOYA Foods, 109,000 SF

NVR, Inc., 130,560 SF

VP-153 -130,560 SF — Occupancy 10 Months

VP-163 -650,250 SF — June 2022

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)