



Industrial Building Program



VP-145



FILE PHOTO SIMILAR



CONTACT: Tom Mann (804) 586-9197 tmann@hollingsworthcos.com Please reference building VP-145

Corporate Headquarters Two Centre Plaza, Clinton, TN 37716 Office (865) 457-3601 Fax (865) 457-3602 www.hollingsworthcos.com

# Prince George, VA • SouthPoint Business Park VP-145 • 194,880 SF • 20.47 Acres

**Lease: \$4.56 PSF (Occupancy in 150 Days)**

**TICAM only \$0.47 PSF Estimated**

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

**Purchase: \$10,252,600**

(Just \$52.61 per building square foot, including land) \*

**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, Pad Ready Site

**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. Metal rear expansion wall.

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

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

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

**Power:** 1200A 480/277 V, 3PH min. energy efficient 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. Site allows cross-docking.

**Parking:** 38 car spaces (additional possible).

**Utilities:** Water and Sewer: Prince George County Utilities

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

**Communication:** T1 available and standard telecommunication services.

**Expandability:** Preplanned expansion up to 238,560 total square feet.

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





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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 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 - VA**

Virginia Seal Products, 108,000 SF  
U.S. Merchants, 130,080 SF  
Carolina Container, Corp., 87,100 SF  
Reeds Moving and Storage, 50,880 SF  
SCM, 153,990 SF and 81,357 SF  
Metl Span, 84,500 SF  
GOYA Foods, 109,000 SF  
Diamond Hill Plywood, 130,560 SF  
VP-145, 194,880 SF — Occupancy 150 Days  
VP-152, 152,160 SF — Occupancy 175 Days  
VP-153, 130,560 SF — Occupancy 175 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)**