



Industrial Building Program



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Please reference building VP-163

Corporate Headquarters

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Prince George, VA • SouthPoint Business Park VP-163 • 650,250 SF • 64.50 Acres

Lease: (Call For Price)

(Based on NNN Lease, 10 year, Minimum 3% annual increase) *

Availability: Q2 2022

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

Labor: 629,500 Workers in 50-Mile Radius

General Building Features

Size: 650,250 SF on 64.50 Acres

28,512,000 Cubic Feet of Usable Storage Space

Structure: Concrete tilt-up walls, pre-engineered steel rigid frame design

Bay spacing - 60' x 60', minimum clear height 40'

Walls: 7" thick 4,000 psi

Floor: 6" thick, 4,000 psi concrete with consistently uniform

Helix micro-rebar reinforcement

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

Maintenance, 100% Recyclable

Sprinklers: ESFR specifications, 100% wet system

Power: 2000 Amp 277/480 volt service minimum, LED lighting

HVAC: Efficient suspended gas forced-air heaters

Docks: (142) 9' x 10' dock doors and two (2) drive in (14' x 14') doors

Trailer Drops: (177) 40'x12' drops

Parking: 161 car spaces (additional possible)

Utilities: Water and Sewer: Prince George County Utilities

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

Communication: Fiber optics

Expandability: 941,850 SF





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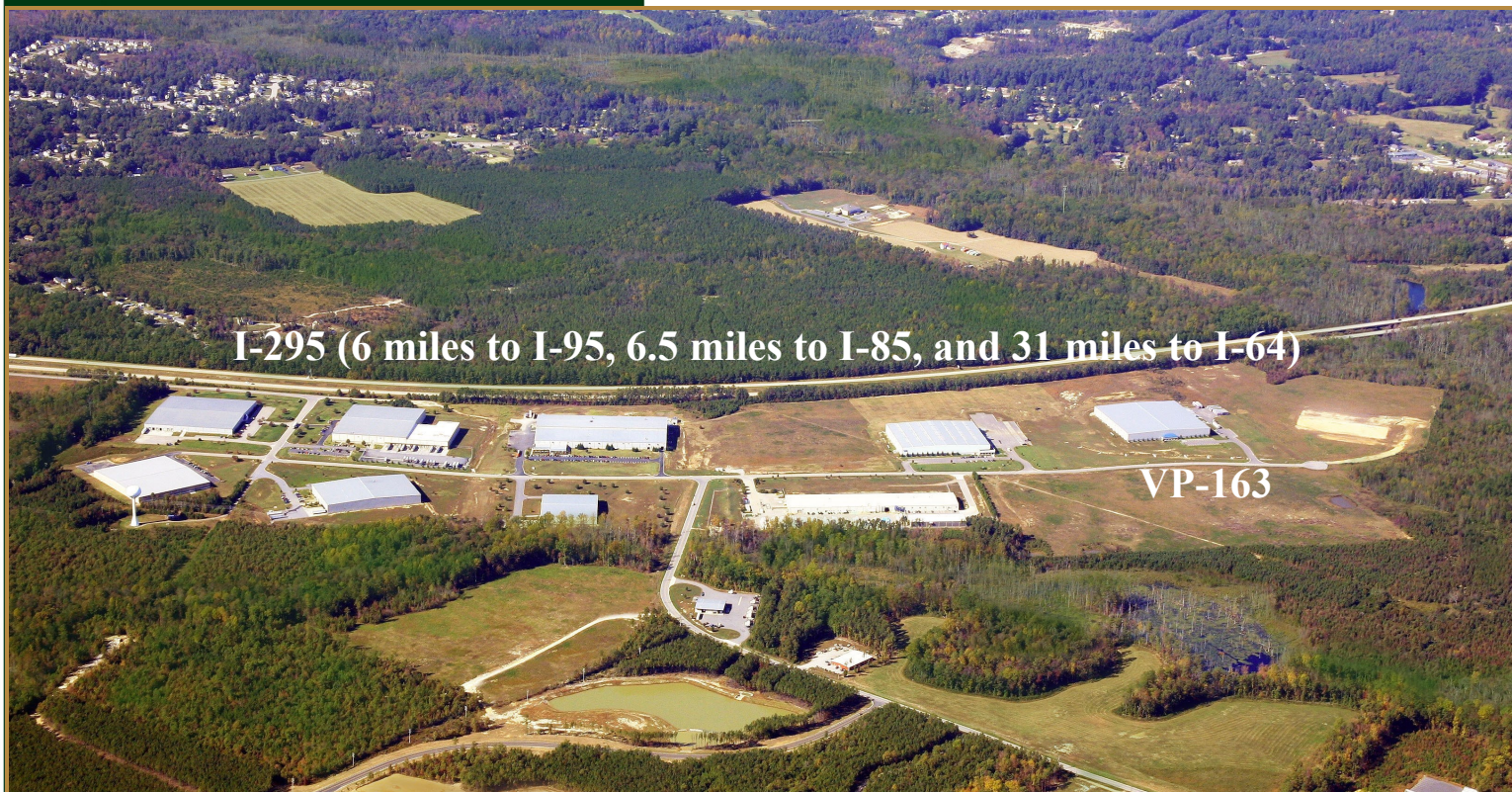
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SOUTHPOINT Business Park, VA

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, 650,250 SF
Metl Span, 84,500 SF
GOYA Foods, 109,000 SF
NVR, Inc., 130,560 SF
VP-145 - 194,880 SF, Available now!
VP-153 - 130,560 SF, Occupancy 10 Months

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)