



PROJECT SUNDAY FOOD MANUFACTURING FACILITY



194,880 SF
6162 Quality Way
Prince George County, VA



May 28, 2020

Michaela Martin
Manager, Business Investment
Virginia Economic Development Partnership

ALABAMA

RE: Project Sunday
European Baked Goods Manufacturer
SouthPoint Business Park, Prince George, Virginia

GEORGIA

Dear Michaela:

This information is in response to your inquiry for a European Baked Goods manufacturer looking to establish a food operation in the US with production to begin in 2022. The Hollingsworth Companies is currently constructing a new industrial facility in SouthPoint Business Park, VA that is almost an exact match for the immediate and long-term requirements of this project. The construction for this facility is approximately 20% complete and, if advantageous, could accelerate Project Sunday's schedule to bring their new facility online sooner and reap the benefits of the new operation sooner also!

NORTH CAROLINA

TENNESSEE

Project Sunday's business model is a good fit with other businesses in the SouthPoint Business Park. The SouthPoint park is home to food industry companies Campofrio (a Sigma Company) and Goya Foods, with additional food companies nearby including Perdue Farms, Sabra Dipping Company, and Old Mansion Foods to name just a few. These companies selected SouthPoint Business Park due to its excellent interstate access to the eastern United States. SouthPoint Business Park is located three miles from the loop of I-295, five miles from I-95, and eight miles from I-85. A cost competitive and skilled work force with experience in food products are readily available in the Prince George Region of Virginia.

VIRGINIA

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our industrial real estate portfolio of 125 facilities spans 15 states in the Southeast and Midwest United States. Our extensive experience assures Project Sunday of the



quickest and most reliable construction schedule. The Hollingsworth Companies have been engaged in industrial construction and development for 35 years and have never delivered a project late...for any reason.

The SouthPoint Business Park, Virginia was founded in 1997 and stands as a testament to our commitment to the Prince George County business community.

We deliver our information via a web portal. After a short introductory video, the information and supporting materials will be available for download and review at the following link:

<https://hollingsworthcos.com/view-proposal/5ed00f5065bb4>

ALABAMA

GEORGIA

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Mann".

*Tom Mann,
Senior Vice President of Industrial Real Estate*

NORTH CAROLINA

TENNESSEE

Cc: *Joe Hollingsworth, CEO
Tom Wortham, SVP of Architecture and Business Development*

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*the one stop for every industrial need
www.hollingsworthcos.com*



**SOUTHPOINT BUSINESS PARK, PRINCE GEORGE, VIRGINIA
194,880 SF VP-145 BUILDING**

ALABAMA

Tenant: Project Sunday

Landlord: SI Virginia II, LLC

Lease Space: **194,880 SF [18100M²]**
(The building is a speculative building that can be adapted to Project Sunday's needs. Specifications for the price as it is currently being marketed are described below.)

GEORGIA

Premises: 6162 Quality Way, Prince George, VA 23875

Lease Execution Date: On or before July 15th, 2020

Commencement Date: The earlier of: March 1, 2021, or Certificate of Occupancy

NORTH CAROLINA

Rental Rate: **VP-145 – 194,880 SF**
Ten (10) Year Term, Triple Net
Lease Rate for building and land
\$4.56/SF/YR + Annual CPI adjustment (min. 3%)
Plus

TENNESSEE

Lease Rate for office and dock upfits requested can be added to the lease rate. After a short meeting with the client, we can clarify the scope of the desired improvements and quote a fixed price.

VIRGINIA

(Facility is subject to availability. Only a fully executed and delivered Lease shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity. All offers are only valid until June 30, 2020.)

Renewal Options: Three (3), five (5) year options continuing the same terms and conditions of the original Lease.

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Security Deposit: Two months' rent.

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Construction: 100% recyclable steel rigid frame construction with longbay cold formed joist secondary framing at roof. Split face masonry on three sides up to 7'-4", then insulated metal to the eaves.



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Floor: Laser leveled Seven Inch 4000 psi concrete floor.

Roof: 24 GA standing seam Galvalume roofing with 6" reinforced vinyl faced batt insulation. Landlord maintains the roof at no additional expense to the Tenant throughout the Term of the Lease.

Electrical Service: Dedicated 1200 amp 480/277 Volt, 3 Phase Power

Lighting: LED lighting for 30 fc at 30" AFF.

Water: 8" fire sprinkler riser into building
1 1/2" metered domestic water service

GEORGIA

Sewer: 6" gravity sanitary sewer to grinder pump.

Heating, Ventilation and A/C: Ventilation fans and natural gas unit heaters are provided for the warehouse, office areas would include air conditioning.

NORTH CAROLINA

Paving: Thirty-eight (38) car parking spaces, able to add more

Docks: Fourteen (14) 9' x 10' dock-high doors with
One (1) 14' x 14' drive-in on-grade door

TENNESSEE

Fire Sprinkler: Warehouse is ESFR wet sprinkler system with fire pump in fire rated room.

Net Expenses: Exterior site maintenance is a tenant-controlled expense. All-Risk Building insurance, and property taxes will be passed through to tenant at direct cost with no mark-up.

VIRGINIA

Offer: Only a fully executed and delivered Lease contract shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity. All offers are only valid until June 30, 2020, after that date this proposal is automatically withdrawn. Building is subject to availability.

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