



*Industrial Building Program*

**SOUTHERN  
ADVANTAGE**

# DANSON'S EAST COAST FACILITY FAYETTEVILLE, NC



**259,960 SF Industrial Facility  
800 Technology Drive  
Fayetteville, North Carolina**



Industrial Building Program

S O U T H E R N  
A D V A N T A G E

June 3, 2020

*ALABAMA*

Dan Thiessen and Jordan Thiessen  
Danson  
3411 N. 5<sup>th</sup> Avenue, Suite 500  
Phoenix, AZ 85013

*GEORGIA*

**RE: Danson's East Coast Distribution Facility  
Cumberland Industrial Center, Fayetteville, NC**

Gentlemen,

*NORTH CAROLINA*

In response to your request for an efficient distribution facility located in the Southeastern United States we are pleased to submit our industrial facility of 259,960 SF located at 800 Technology Drive in the Cumberland Industrial Center. Conveniently located less than 2 miles from I-95, this structural steel and insulated precast concrete panel building is located on 31 acres, with 10,360 SF of finished office space. This newly renovated, facility is ideally suited for light manufacturing or distribution and can be expanded an additional 249,600 SF for a total of 509,560 SF.

*TENNESSEE*

*VIRGINIA*

This newly renovated facility features high efficiency LED lighting, new TPO fully adhered roof (with 19 years remaining on the warranty), and 6" 4,000 PSI diamond polished concrete floor. The facility also includes 18 dock doors, 207 marked car spaces, 20 fenced trailer spaces, 2000 Amp 277/480V-3PH electrical service and NFPA 13 compliant automatic fire suppression system.

*TWO CENTRE PLAZA  
CLINTON, TN 37716*

*865-457-3701 PHONE*

*865-457-5476 FAX*

Fayetteville is best known as the home of Fort Bragg, the largest US Army installation in the world and includes the Army's 18<sup>th</sup> Airborne Corps, the 82<sup>nd</sup> Airborne Division, and the Army Special Operations Command. This proud military heritage has shaped the work ethic and diversity of the Fayetteville community. The local community has a large pool of trained professionals from Fayetteville State college, Fayetteville Technical Community College, and over 6,500 highly skilled activity duty military transition into the civilian workforce each year.

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



*Industrial Building Program*

**S O U T H E R N  
A D V A N T A G E**

*ALABAMA*

More than two-thirds of the U.S. population are within a day's drive, the facility is 2 miles from I-95, and 35 miles to I-40. Located 5 miles from the Fayetteville Regional Airport, 62 miles from the Raleigh Durham International Airport, and 100 miles from the Port of Wilmington making this a strategic location for customers and suppliers anywhere in the world.

*GEORGIA*

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. We are the largest non-urban industrial developer in the Southeastern United States. Our footprint spans 15 states in the Southeast and Midwest and totals over 18,000,000 square feet of industrial space. We have been in this business for 35 years and never delivered a project late.

*NORTH CAROLINA*

Thank you for considering us for this opportunity.

Sincerely,

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

Cc: *Joe Hollingsworth CEO*  
*Tom Wortham Sr. Vice President of Architecture and Business Development*

*VIRGINIA*

*TWO CENTRE PLAZA  
CLINTON, TN 37716*

*865-457-3701 PHONE*

*865-457-5476 FAX*



Industrial Building Program

SOUTHERN ADVANTAGE

PROPOSED CUMBERLAND INDUSTRIAL CENTER

ALABAMA

Location: 800 Technology Drive, Fayetteville, NC
Building Site: 31 acres +/-
Building Size: 259,960 SF including 10,360 SF of office space.
Interior Clear Height: Minimum 24'

GEORGIA

Column Spacing: 40' x 40' wide spacing to provide flexible layout spacing

NORTH CAROLINA

Purchase Terms: Sale Price: \$ 12,285,700.00
No Broker discount: (\$ 368,571.00)
AC as-is Discount: (\$ 127,340.00)
Net Price: \$ 11,789,789.00

Down Payment: \$ 900,000.00

TENNESSEE

Due Diligence: Thirty (30) days
Occupancy: Upon conclusion of D. D.
Closing Date: December 15, 2021

VIRGINIA

This would be a specific performance sale contract for the building as-is, where-is, with a delayed closing to allow Buyer and Seller time to find a suitable 1031 Exchange property to transfer into. From the conclusion of Due Diligence until the Closing Date the Buyer would have full use of the facility rent free and the right to make any improvements they choose. Seller would hold the down payment until closing, at which time the down payment would be applied to the purchase price. During the rent-free occupancy period before closing, the Buyer would assume the triple net expenses of taxes, insurance and maintenance and all utility costs.

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX

(Rates quoted above are based on the assumed approved credit of the tenant entity according to Hollingsworth standard credit approval procedures.)



Industrial Building Program

**S O U T H E R N**  
**A D V A N T A G E**

*ALABAMA*

*GEORGIA*

*NORTH CAROLINA*

*TENNESSEE*

*VIRGINIA*

*TWO CENTRE PLAZA  
CLINTON, TN 37716*

*865-457-3701 PHONE*

*865-457-5476 FAX*

<b>Construction:</b>	Structural Steel with precast concrete panels.
<b>Floor:</b>	6" 4,000 PSI diamond polished concrete slab with 4" slab in the office.
<b>Roof:</b>	New, fully adhered, 60 mil., TPO roof
<b>Electrical Service:</b>	2000-amp 460/277 Volt, 3-60 service
<b>Lighting:</b>	Energy Efficient LED lighting.
<b>Water:</b>	10" fire sprinkler riser into building; 2" metered domestic water service
<b>Sewer:</b>	6" gravity fed sanitary sewer
<b>Natural Gas:</b>	Natural gas is provided for heating
<b>Heat and Ventilation:</b>	Seller will warrant that the ventilation and gas heating systems will be in serviceable condition with the limitation that air conditioning in the warehouse is not warranted. In lieu of repairing the air conditioning, the Seller offers a discount to the sale price as listed above. Buyer may service any units they choose to make air conditioning functional.
<b>Parking:</b>	207 car spaces and 20 trailer spaces are included
<b>Docks:</b>	Eighteen (18) dock doors with new seals and mix of levelers, lights, and restraints
<b>Fire Sprinkler:</b>	NFPA 13 compliant fire protection system
<b>Offer:</b>	Only a fully executed and delivered Sale contract shall bind any party to perform as agreed therein. All offers stated herein are subject to the successful completion of negotiation of such a contract and are also subject to the assumed bankable credit of the buyer entity. All offers are only valid for 30 days from the date of this letter.