



CLASS A DISTRIBUTION BUILDING BIG ROCK SPORTS, NORTH ALABAMA FACILITY



SouthPoint Business Park
Limestone County,
Alabama



October 30, 2020

Colliers International
Tripp Alexander
800 Montclair Road,
Birmingham, AL 35231

ALABAMA

RE: Big Rock Sports
SouthPoint Business Park, Huntsville, Alabama

GEORGIA

Dear Tripp,

This proposal is in response to your client's inquiry about our newly constructed 173,888 square foot facility located in SouthPoint Business Park, Huntsville, Alabama. We see Big Rock Sports innovative distribution business model as a good fit within the park. This area provides a well-trained, competitive workforce, with close proximity to the Huntsville MSA, Athens, Decatur and Cullman, AL. The park has excellent proximity to a major transportation corridor as it is located adjacent to interstate I-65 and I-565.

NORTH CAROLINA

TENNESSEE

Our industrial facilities are designed for modern distribution and light manufacturing operations with wide 60' x 60' column spacing and a minimum interior clear height of 32'. This wide-open volume allows for a great degree of flexibility for high-density storage rack configurations. We also include efficient LED high output lighting and ESFR automatic fire sprinkler protection to further enhance the utility of the facility. AT&T provides 1GB high speed internet to the business park.

VIRGINIA

Industrial real estate demand is very high in the Southeastern United States with a great deal of scarcity. While lease and sale prices are escalating throughout the region, we have maintained a consistent lease rate with new tenants in our industrial parks. We have done this by competitively acquiring the land, selecting high credit tenants, and establishing long term leases. This reduces our risk and maintains stable construction and operating costs for our new facilities.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

We have proposed to Big Rock Sports a very competitive lease rate for Class A space in the Huntsville area. This newly constructed building is designed for immediate upfits and quick occupancy for distribution clients. Specifications on the new building, leasing options are detailed in the Specifications section below.

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



We have reviewed our park covenants and restrictions based on Big Rock Sports special requirement for firearm and smokeless powder storage and distribution. These activities are acceptable within the SouthPoint Business Park. We will support Big Rocks Sports for both of these activities contingent on compliance to all federal, state, and local ordinances and obtaining the necessary permits.

ALABAMA

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our industrial real estate footprint spans 18 states in the Southeast and Midwest. The SouthPoint Business Park, Alabama was founded in 1999 and stands as a testament to our commitment to the Huntsville business community. We strive to maintain a clean, safe, and efficient industrial setting for growing manufacturing and distribution companies.

GEORGIA

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

NORTH CAROLINA

Thank you for considering us for this opportunity.

Sincerely,

Tom Mann
Senior Vice President of Industrial Real Estate

TENNESSEE

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

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SOUTHPOINT BUSINESS PARK, HUNTSVILLE, ALABAMA 173,888 SF AL-167

Tenant:	Big Rock Sports
Broker:	A lease commission to Colliers International has been priced into this transaction.
Landlord:	Hollingsworth Investments V
Size:	173,888 SF - 12.37 Acres
Premises:	5332 Endeavor Way
Agreement Date:	December 1, 2020
Occupancy:	February 1, 2021
Rental Rate:	Ten (10) Year Term, Triple Net <i>Lease Rate for building & upfits listed below</i> \$5.23/SF/YR + Annual CPI adjustment (min. 3%) Seven (7) Year Term, Triple Net <i>Lease Rate for building & upfits listed below</i> \$5.63/SF/YR + Annual CPI adjustment (min. 3%) <i>(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 December 1, 2020.)</i>
Renewal Options:	Three (3), Five-year options continuing the same terms and conditions of the original Lease.
Security Deposit:	Two months' rent, due upon signing of the agreement.
Construction:	100% recyclable steel rigid frame construction with longspan 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 "Super Six Inch" 4000 psi concrete floor with heavy duty welded wire mats, vapor barrier, and Ashford Formula™ penetrating densifier finish.

Roof:

24 gauge standing seam galvalume, 25-year warranty, insulated, highly reflective & recyclable.

Electrical Service:

1200-amp 480/277 Volt, 3 Phase main electrical service in each building

Lighting:

Energy Efficient LED fixtures with 36,000 lumen output at 4000K color temperature for ideal color rendering and energy efficiency with reduced maintenance and reduced hazardous waste.

Water:

8" fire sprinkler riser into building;
2" metered domestic water service

Sewer:

6" gravity sanitary sewer

Heating, Ventilation:

Suspended forced air natural gas unit heaters and ventilation fans for 1 air change per hour.

Paving:

84 car spaces

Docks:

Twelve (12) 9' x 10' dock-high doors
One (1) 14' x 14' drive through door

Fire Sprinkler:

ESFR (early suppression, fast response) fire protection system.

Building Upfits

Tenant has requested upfits to the existing building. The items listed below, including: design, permitting and construction costs, are included in the lease rates quoted above.

Office/Restrooms 3,507 SF (see attached Floor Plan)

Dock Seals and Levelers (11) locations with 35,000# rated mechanical pit style levelers.

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 December 1, 2020, after that date this proposal is automatically withdrawn. Buildings are subject to availability until agreements are signed by all parties.



Industrial Building Program

SOUTHERN
ADVANTAGE

SITE PLAN

ALABAMA

GEORGIA

NORTH CAROLINA

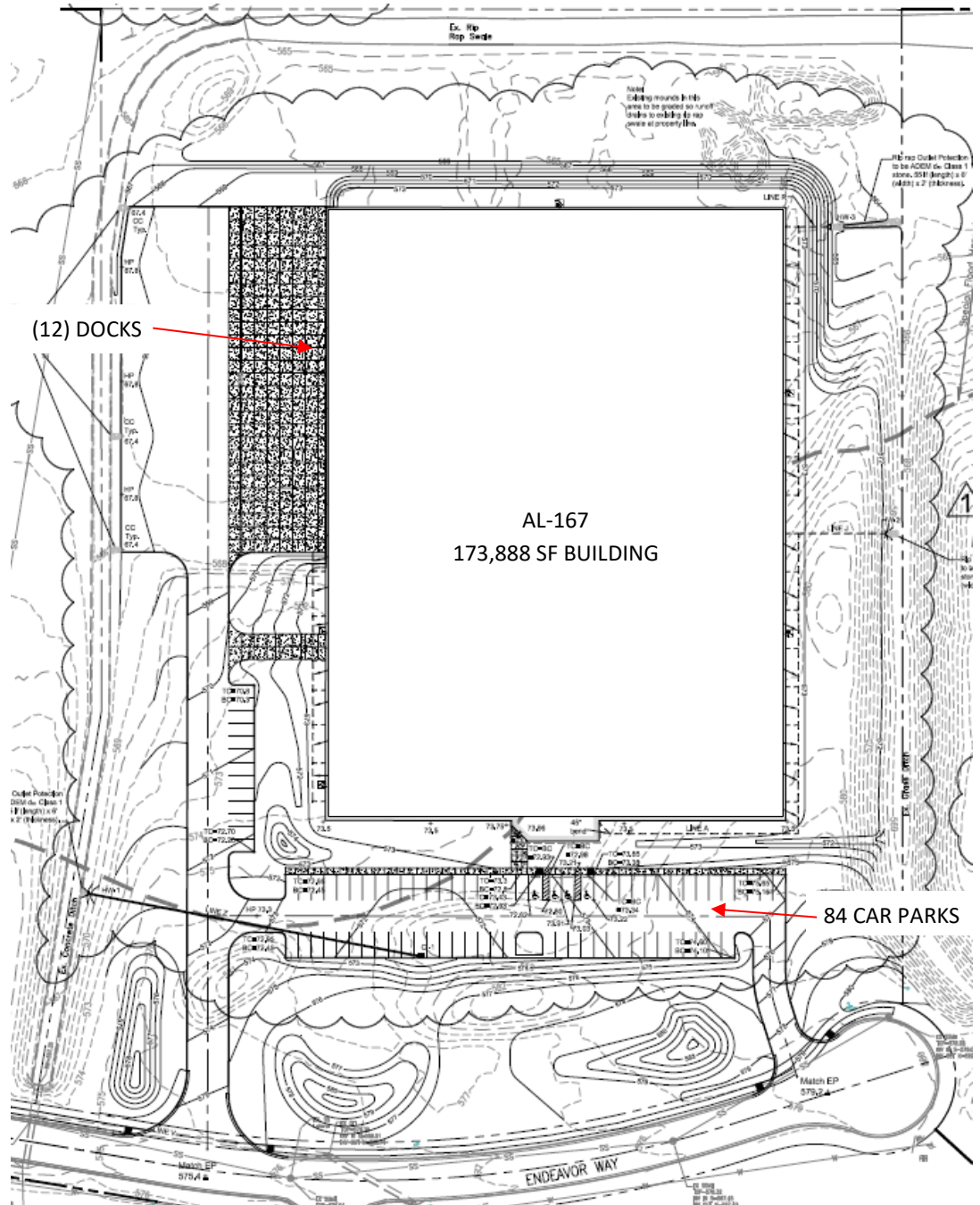
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Industrial Building Program

**SOUTHERN
ADVANTAGE**

OVERALL FLOOR PLAN

173,888 SF

ALABAMA

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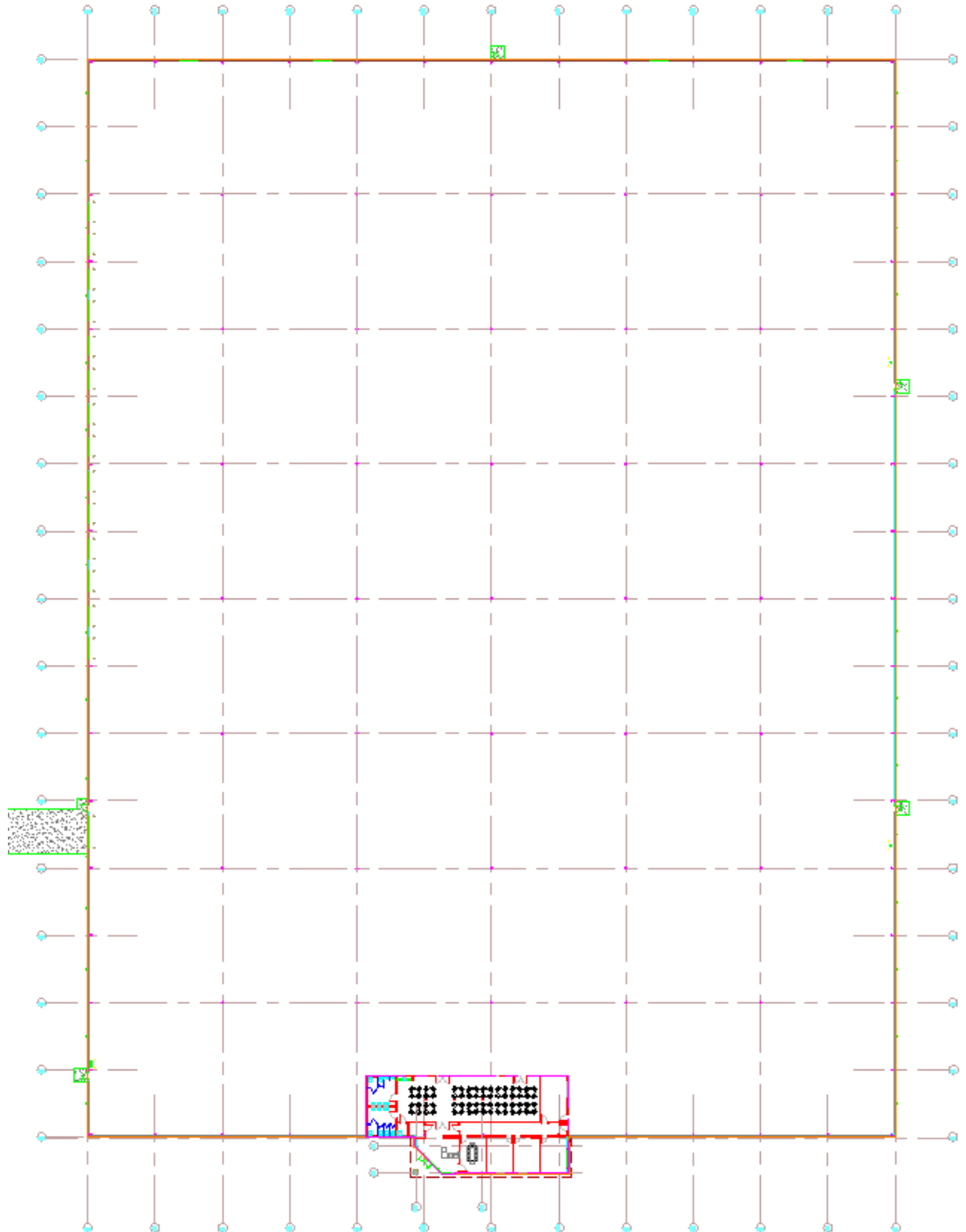
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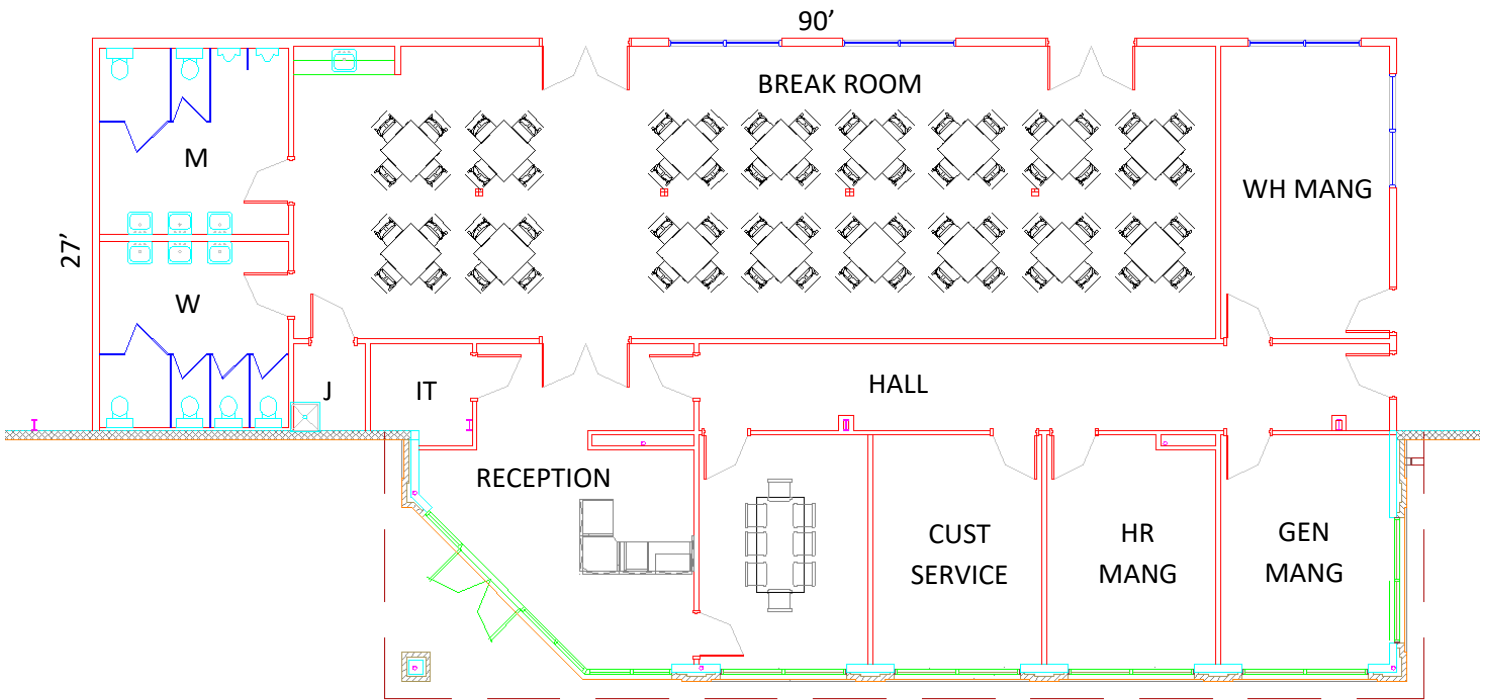
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OFFICE FLOOR PLAN

3,507 SF



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