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**David Jones Industrial Park
108,824 SF Facility TA-165
Andersonville, Tennessee**



April 23, 2021

ALABAMA

Maribel Koella
NAI Koella RM Moore
10101 Sherrill Blvd.
Knoxville, TN

**RE: Modern, High Clear Height, Logistics/Manufacturing Facility
David Jones Industrial Park**

GEORGIA

Maribel:

This proposal is in response to your inquiry for a Class A Distribution and Warehouse Facility. This 108,824 square foot site located in Anderson County Tennessee is a pre-permitted, pre-graded, foundation ready speculative building ready for immediate construction.

NORTH CAROLINA

This industrial facility was designed for a high volume, highly efficient distribution and manufacturing warehouse operation with wide 60' x 60' column spacing and a minimum interior clear height of 32'. This wide-open volume allows for a high degree of flexibility for racking placement and distribution of product. We also include 6" 4000 PSI concrete flooring, and ESFR automatic fire sprinkler protection to further enhance the usability of the facility.

TENNESSEE

To support the distribution operation, we have provided upfits for the Office buildout. Any needed dock equipment can be added as we come to understand your client's requirements. Our goal is to provide you flexibility with your new facility and option to choose the best solution for your company.

VIRGINIA

Anderson County is an excellent location for Distribution as 49.4% of the United States population is within a one-day drive, placing it within the top 10 distribution locations in the country.

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CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

Anderson County supports a readily available labor pool to businesses locating within the community. The Anderson County MSA labor force market is 413,806 with 4.7% currently unemployed. The Anderson County cost of living is 16% below the national average, housing cost is 35% below the national average and healthcare cost is 4.6% below the national average.

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The David Jones Industrial Park is located 15 miles north of downtown Knoxville, TN. This provides the best of both worlds, good value, flexible non-union labor, yet close to quality of life amenities. Clinton and Andersonville are situated less than 22 miles from the University of Tennessee's flagship campus, with more than ten universities and colleges within 50 miles.

ALABAMA

For us, the main value of the transaction is to build the relationship between our companies. Our long-term interests are better served by helping our clients' businesses be successful and profitable in the hope they will be in a position to grow additional business with us.

GEORGIA

Additional building information is provided at the following hyperlink. After a short introductory video, you will be able to download the detailed information about the building:

<https://hollingsworthcos.com/view-proposal/60831a7fc81c6>

NORTH CAROLINA

We have been in the industrial development business for 35 years and never delivered a project late. We have included a construction schedule for the project at the link above. Pre-engineered building companies are extremely backed up across the board. Our normal supplier that will deliver one of our standard building packages in 6 weeks, is now stretched out to 20 weeks. The Schedule assumes a May 3rd start and finishes in the February to March 2022 time frame. We do have a smaller facility available that we could lease to the company while the building is under construction. We look forward to the opportunity to provide Your distribution client with this requirement for a highly efficient distribution facility and look forward to a long relationship between our companies.

TENNESSEE

VIRGINIA

Sincerely,

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

Tom Mann
Senior Vice President of Industrial Real Estate

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Cc: Joe Hollingsworth CEO
Tom Wortham, Senior Vice President of Architecture and Business Development



TA-165, ANDERSONVILLE, TENNESSEE

Location:	1547 Mountain Road (Industrial Facility) Andersonville, TN 37705
Building Site:	12.93 acres +/-
Building Size:	300' x 360' gross dimensions with architectural entry feature for a net available total of 108,824 sf.
Lease Rate:	Ten (10) Year Term Triple Net Building and all upfits \$5.79/SF/YR + CPI Annual Adjustment (min. 3%) Plus 3 - Five (5) Year Renewals Fifteen (15) Year Term Triple Net Bldg. and all upfits \$5.44/SF/YR + CPI Annual Adjustment (min. 3%) Plus 3 - Five (5) Year Renewals <small>(Rates quoted above are based on the assumed approved credit of the tenant entity according to Hollingsworth standard credit approval procedures. Offer valid until April 30, 2021)</small>
Construction:	Rigid steel frame for heavy use and low maintenance. Split face masonry on three sides up to 7'-4", then insulated metal to the eaves.
Column Spacing:	60' x 60' wide spacing
Interior Clear Height:	Minimum 32' beneath mainframe steel at eaves. Approximately 39' at mainframe steel at peak.
Floor:	Laser leveled 6" thick 4000 psi concrete floor with heavy duty welded wire reinforcing and a 10 mil vapor barrier, finished with Ashford Formula™ penetrating densifier finish.
Roof:	24 gauge standing seam galvalume, 25 year warranty insulated and highly reflective and totally recyclable.
Electrical Service:	1200 amp 480/277 Volt, 3 Phase main electrical service. Office Tenant separately metered.
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

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- Water:** 8" fire sprinkler riser into building; 2" metered domestic water service
- Sewer:** 6" gravity fed sanitary sewer to lift station
- Natural Gas:** Natural gas is provided for heating
- Heat and Ventilation:** Suspended forced air natural gas unit heaters and ventilation fans.
- Parking:** 25 car spaces are allocated for tenant use.

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- Docks:** Eight (8) 9' x 10' dock-high doors
One (1) 12' x 14' drive through door
- Office and Dock Upfit Rent Adjustment:** Landlord will provide 1,177 Sf of office upfits as per the attached plan, or similar scope plan approved by Tenant, in accordance with the attached Standard Commercial Office Specifications.

NORTH CAROLINA

- Automatic Fire Protection Sprinklers:** ESFR wet fire protection system which makes in rack sprinkler drops for most commodities unnecessary.

TENNESSEE

- Broker Representation:** Tenant is represented by NAI Koella RM Moore. A separate commission agreement will be negotiated with the representing broker. Landlord has no cooperating broker commission.

VIRGINIA

- Offer:** **Only a fully executed and delivered Purchase Agreement 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 valid until April 30,2021. This proposal is subject to availability on a first come, first come basis.

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SITE PLAN

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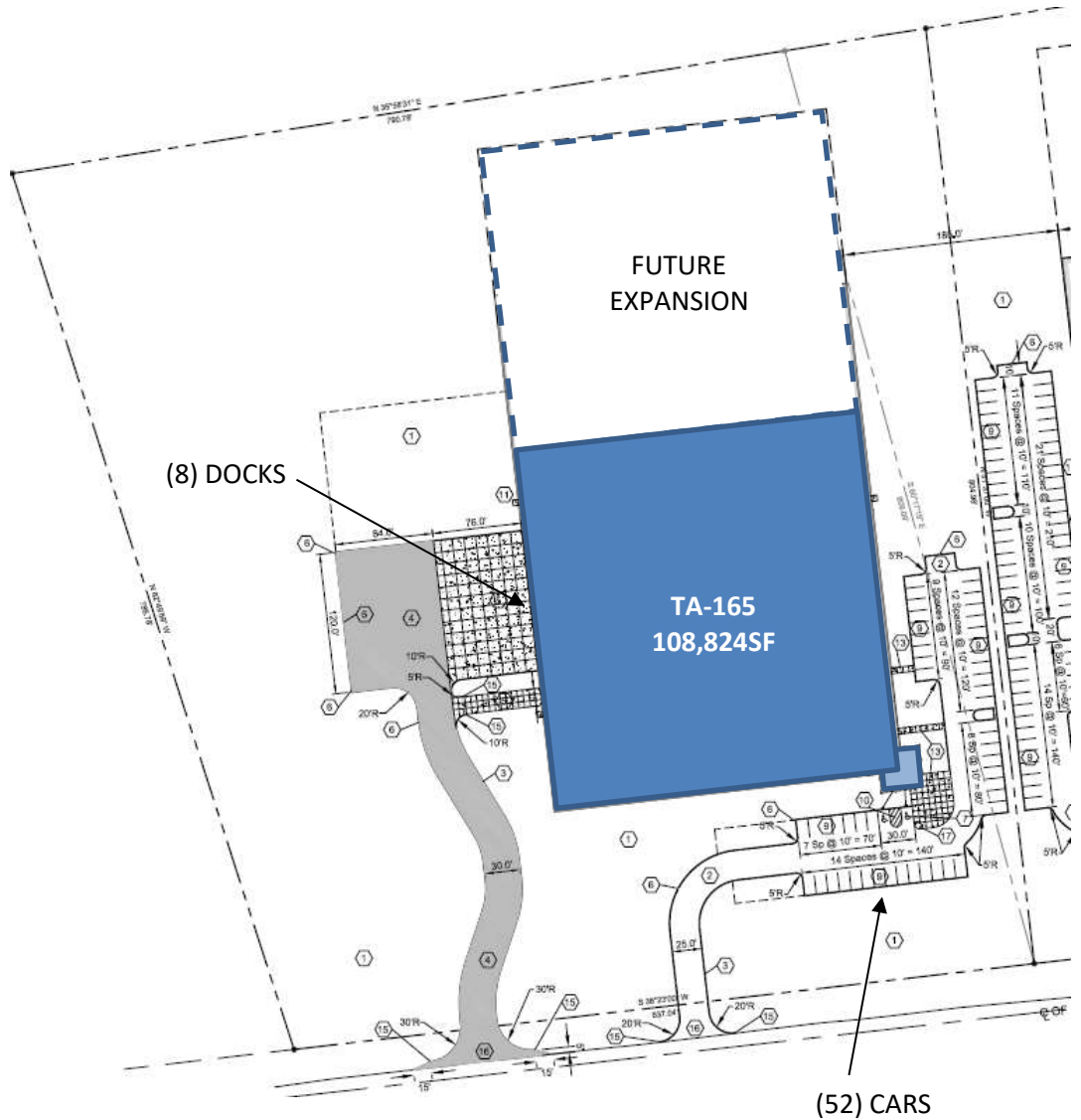
TENNESSEE

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Industrial Building Program

SOUTHERN ADVANTAGE

FLOOR PLAN

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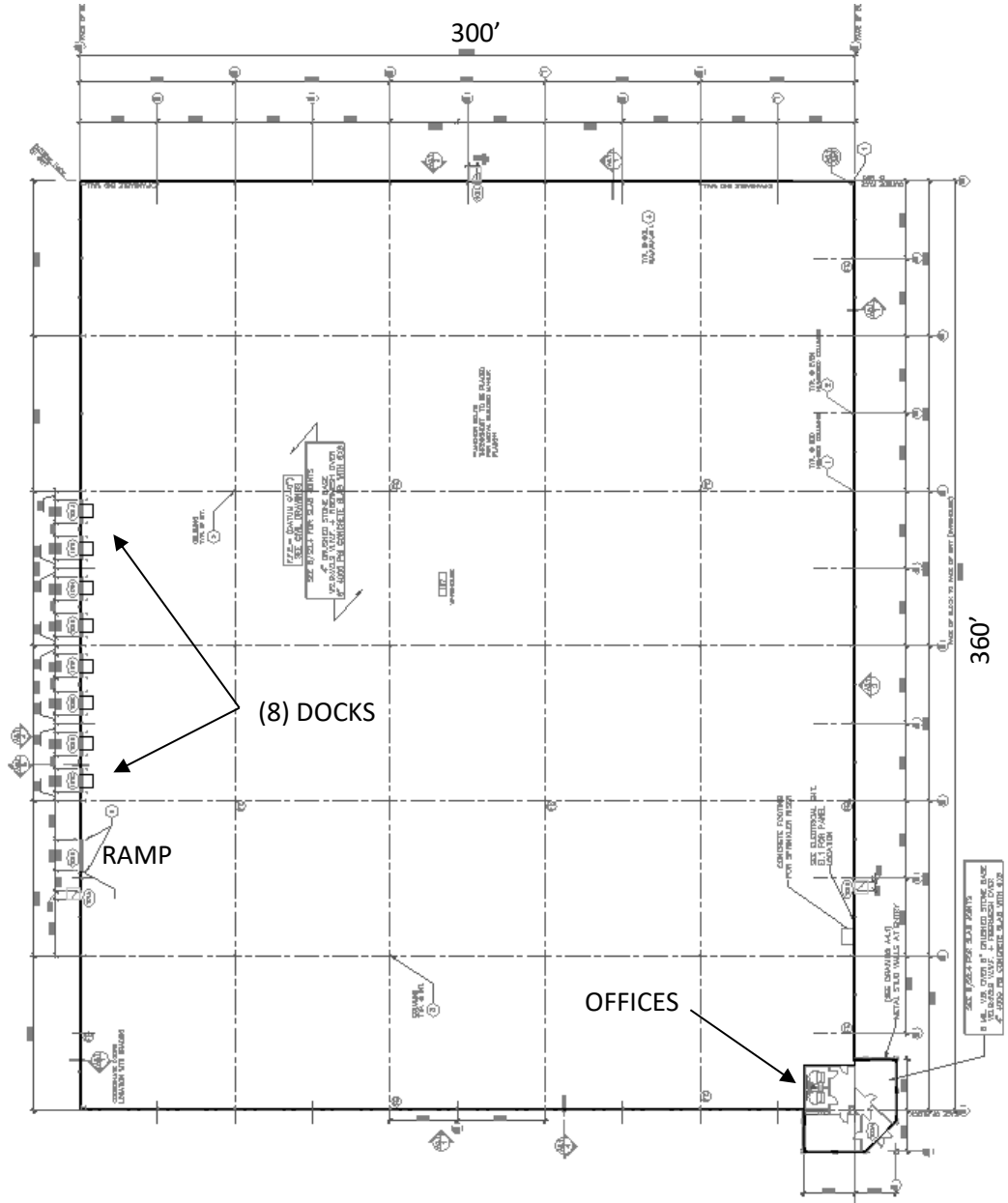
TENNESSEE

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OFFICE PLAN

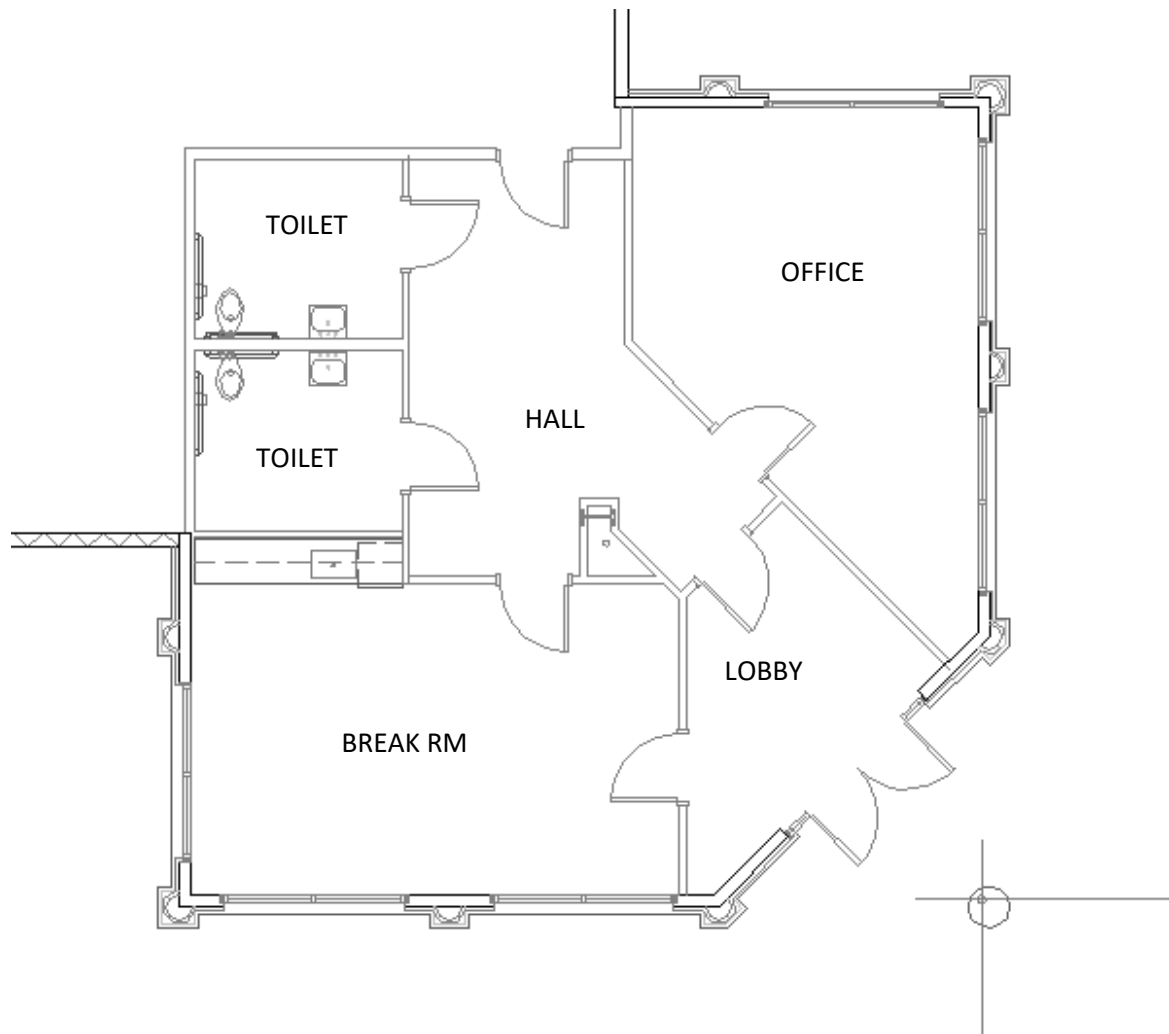
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