



Industrial Building Program

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

PALLTRONICS

288 QUALITY DRIVE, MOCKSVILLE, NC



Typical interior

**SouthPoint Business Park
Mocksville, North Carolina**



August 9, 2021

Shaun Kirchin
Binswanger
1735 St. Julian Place, Suite 303
Columbia, SC 29204

ALABAMA

**RE: Hollingsworth Industrial Facilities (ND-170 and ND-158)
Southpoint Business Park – Mocksville, North Carolina**

GEORGIA

Dear Shaun:

We are excited with the opportunity of having Palltronics as a tenant in the SouthPoint Business Park, Mocksville. We value working with high growth technology companies that attract talented, ambitious management teams.

NORTH CAROLINA

Our facilities are designed to cater to companies in developing markets that need the ability to expand as their business grows. The 253,052 SF facility that you visited is a new, Class A, Steel and Masonry building sited on a 30.82 acre lot. This facility is available for immediate occupancy and upfits can be constructed in the facility at the same time that Palltronics starts installing their manufacturing and warehouse equipment to speed your time to market.

TENNESSEE

The second facility, a build to suit, could be 108,000 SF to 238,590 SF giving Palltronics flexibility for future expansion. We have provided specifications and pricing for a 152,160 SF facility located on the 16.33 acre building ready site. This building can be available in 14-24 months giving Palltronics control of their growth rate and the ability to preserve cash during the early, startup phase.

VIRGINIA

Our industrial facilities are designed to provide a great deal of flexibility for high growth, manufacturing and distribution operations with wide 60' x 60' column spacing and an interior clear height of 30'-37'. This wide-open building design allows for a great degree of freedom for the placement of manufacturing equipment and high-density storage rack configurations. We also include efficient LED high output lighting and ESFR automatic fire sprinkler protection to further enhance the long-term value and utility of the facility.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

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



ALABAMA

Mocksville, NC is centrally located in the state of North Carolina along Interstate 40. This tertiary location is excellent for manufacturing and distribution operations looking for a very stable work force, competitive wages, and a lower cost of living than metropolitan markets. While SouthPoint Business Park is located in a semi-urban location, it is just 25 miles from Winston-Salem and 60 miles from Charlotte with major universities, international airports, and tech talent within a 20-50 minute drive.

GEORGIA

For us, the most important part of this transaction is to build the relationship between our companies. We are not simply the Developer; we are betting millions of dollars on the long-term success of your company's business as your real estate partner. Our long-term interests are better served by helping our clients' businesses grow, be successful, and profitable: as your business expands so does ours.

NORTH CAROLINA

We have provided additional information regarding this facility and The Hollingsworth Companies at the following hyperlink. After a short introductory video, you will be able to download additional information that will assist you in planning your facilities:

<https://hollingsworthcos.com/view-proposal/611408e3a12c8>

TENNESSEE

We understand the importance of delivering as promised and in 35 years of industrial development have never delivered a project late...for any reason. The facility specifications with your requested upfits are attached. We look forward to reviewing your requirements and working together to provide the optimum facilities for your rapidly growing business.

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 Sr. Vice President of Architecture and Business Development