



MULTIPACK SERVICES, LLC EAST COAST MANUFACTURING



SouthPoint Business Park
Prince George County,
Virginia



October 22, 2021

Sam Alexander
Multipack Services, LLC
2946 Norman Strasse Road,
San Marcos, CA 92069

ALABAMA

RE: 194,880 SF Industrial Facility
SouthPoint Business Park, Prince George, Virginia

Dear Sam:

GEORGIA

Thank you for considering The SouthPoint Industrial Park for the east coast Multipack canning and distribution facility. We have prepared a proposal with specifications and pricing, and a draft Lease for your review. We are submitting a newly constructed 194,880 SF facility suitable for food grade manufacturing.

NORTH CAROLINA

We see Multipack's business model as a good fit within the SouthPoint Business Park, VA. This industrial park has excellent freeway access to several interstates in the eastern United States and a cost competitive workforce of skilled labor. SouthPoint Business Park is located three miles from I-295, five miles from I-95, eight miles from I-85 and 70 miles from the Port of Norfolk. This location serves 55% of the United States population within 2 days by ground shipment. This facility is located in a Foreign Trade Zone Alternate Site Framework and a Virginia Enterprise Zone for additional potential benefits.

TENNESSEE

Our industrial facilities are designed to provide flexibility for high growth, manufacturing, and distribution 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 equipment placement and high-density storage rack configurations. This facility is also equipped with LED lighting, ESFR fire suppression system and 16 loading docks.

VIRGINIA

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

We strive to maintain, safe, well-kept Business Parks in locations with a skilled, very competitive workforce. The privately owned Park is located within 10 miles of the Army Logistics University at Fort Lee, the Defense Supply Center, Richmond and five food grade manufacturing and/or distribution facilities. This area of the Richmond MSA provides a large concentration of skilled food manufacturing, logistics, and transportation professionals.

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our facilities are primarily located in

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tertiary markets that provide excellent freeway access, strong local community support, and a highly skilled, cost-effective workforce. Our industrial real estate of 135 facilities spans 18 states primarily in the Southeast. The Hollingsworth Companies have been engaged in industrial construction and development for 35 years and have never delivered a project late.

The SouthPoint Business Park, Virginia was founded in 1997 and stands as a testament to our long-term commitment to the Prince George business community. We deliver our proposals via a web portal. After a short introductory video, the proposal and supporting materials will be available for download and review at the following link:

<https://hollingsworthcos.com/view-proposal/6171dbc2df39d>

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

Cc: *Joe Hollingsworth CEO*

Tom Wortham Sr. Vice President of Architecture and Development

TENNESSEE

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VP-145 SOUTHPOINT BUSINESS PARK, PRINCE GEORGE, VIRGINIA

Tenant: Multipack Services, LLC

Landlord: Summit Properties Partnership

Building Area: 194,880 SF (Includes upfits of 5,000 SF: offices, breakroom, shipping office and toilet facilities)

Premises: 6162 Quality Way, Prince George, VA 23875
20.474 Acres

Lease Agreement: Lease signing:
November 1, 2021
Pre-term Occupancy:
November 1, 2021 to March 1, 2022

ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

Rental Rate:

Base Building:
Fifteen (15) Year Term, Triple Net
Lease Rate for base building
\$4.97/SF/YR + Annual CPI adjustment (min. 3%)
plus

Building Upfits:
Fifteen (15) Year Term, Triple Net
Lease Rate for Building Upfits
\$1.22/SF/YR + Annual CPI adjustment (min. 3%)

Base Building:
Ten (10) Year Term, Triple Net
Lease Rate for base building
\$5.27/SF/YR + Annual CPI adjustment (min. 3%)
plus

Building Upfits:
Ten (10) Year Term, Triple Net
Lease Rate for Building Upfits
\$1.48/SF/YR + Annual CPI adjustment (min. 3%)

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(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 November 1, 2021.)



ALABAMA

Estimated Triple Net Expenses

RE Taxes Est. \$0.35/SF/YR
 Insurance \$0.11/SF/YR
 Maintenance Est. \$0.09/SF/YR*

**Maintenance is Tenant managed and Landlord charges no mark up. Landlord maintains roof at no cost to Tenant for life of lease.*

Renewal Options:

Three (3), Five-year options continuing the same terms and conditions of the original Lease Term.

Security Deposit:

Two months' rent.

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.

GEORGIA

Floor:

Laser leveled Six Inch 4000 psi concrete floor on 10 mil vapor barrier, heavy duty welded wire reinforcing and Ashford Formula penetrating densifier finish.

NORTH CAROLINA

Roof:

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

TENNESSEE

Lighting:

Energy Efficient LED fixtures with 36,000 lumen output at 4000K color temperature.

Water:

Two (2) 8" fire sprinkler risers into building; 2" metered domestic water service

VIRGINIA

Sewer:

6" gravity sanitary sewer to grinder pump connected to municipal forcemain sanitary system.

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Heating, Ventilation and A/C:

Offices will be fully conditioned; Warehouse space is heated with natural gas fired unit heaters and ventilated with mechanical cross ventilation.

Fire Sprinkler:

ESFR (early suppression, fast response) wet fire protection system, including electric fire pump.



ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

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Offices & Restrooms

Offices, restrooms, air compressor, electrical

Parking:

38 car spaces upfit to 57 per Site Plan below.

Docks:

Fourteen (14) 9' x 10' dock-high doors, upfit with
Four (4) Vertical Storing Hydraulic dock levelers
-Kelley VSL7X8 40,000# rated
Ten (10) Edge of dock 30,000# rated mechanical
-Kelley KM7830 Levelers

Long Lead Item

Electrical Service:

1200 Amp 480/277 Volt, 3 Phase service panel
exists in the building. Upfits include adding a
3000 Amp 480/277 Volt, 3 Phase additional
electrical service into the building. The
additional Service can be located closer to the
power demands of the production equipment as
those locations are determined.

Long Lead Item

Delivery:

Office and paving upfits will be delivered 120
days after approval of construction plans. Long
Lead Items are under allocation and have
extended delivery times. Dock equipment can
be installed and complete 24 weeks from
approval, electrical gear lead time is 28 weeks
for delivery and installation.

Broker:

Tenant and Landlord agree that neither side is
represented by any Real Estate broker(s) and
Landlord will not be obligated to pay any real
estate broker commissions in relation to this
lease as proposed.

Offer:

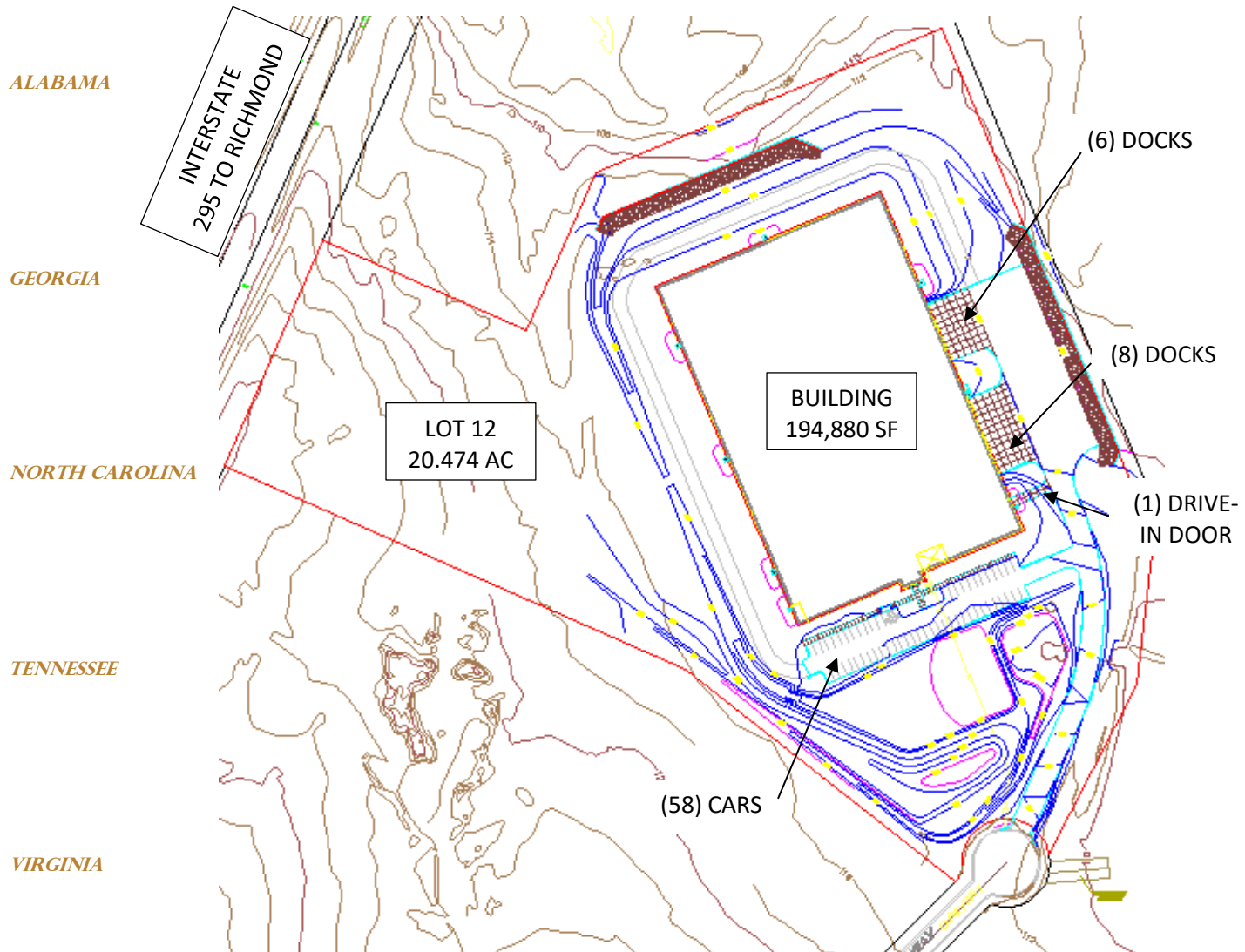
*Only a fully executed and delivered lease shall bind
any party to perform as agreed therein. All offers
stated herein are subject to the assumed bankable
credit of the client entity. All offers are only valid until
November 1, 2021, after that date this proposal is
automatically withdrawn. Building is subject to
availability.*



Industrial Building Program

SOUTHERN
ADVANTAGE

SITE PLAN



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Industrial Building Program

SOUTHERN ADVANTAGE

OVERALL FLOOR PLAN

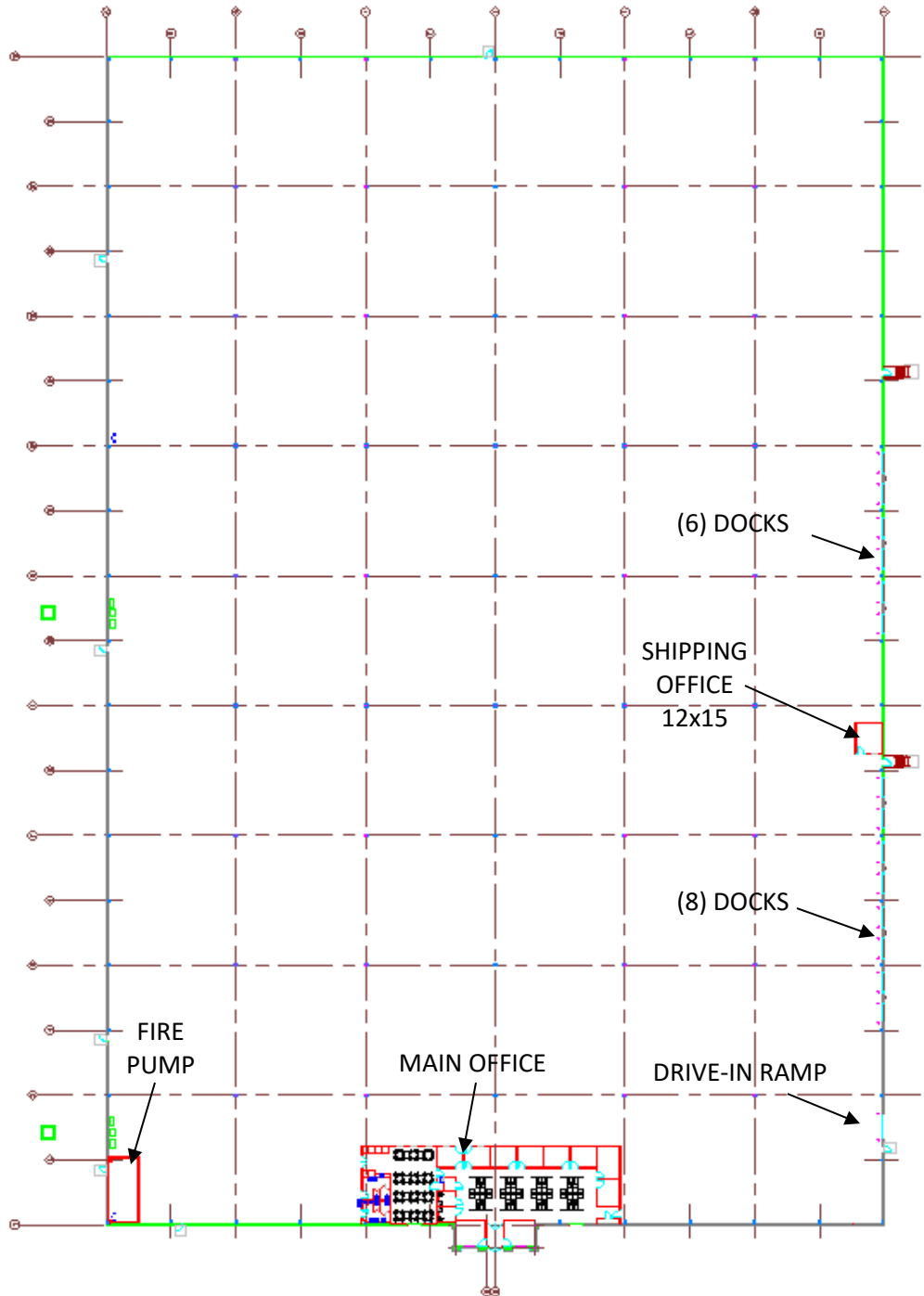
ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

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Industrial Building Program

SOUTHERN
ADVANTAGE

OFFICE FLOOR PLAN

