



Industrial Building Program

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

AGS AMERICA INC. ANDERSONVILLE, TN



Similar Facility Photo, One Office

Similar Facility Photo

**David Jones Industrial Park
126,824 SF Facility TA-165
Andersonville, Tennessee**



Industrial Building Program

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

December 24, 2021

ALABAMA

Jungwi "Jay" Ryu
Plant Manager
AGS America Inc.
685 Fox Trail
Opelika, AL 36801

RE: Modern, Light Manufacturing and Distribution Facility
David Jones Industrial Park

GEORGIA

Dear Mr. Ryu,

NORTH CAROLINA

This proposal is in response to your inquiry for the Class A Manufacturing and Distribution Facility that is currently under construction at 1521 Mountain Road, Andersonville, TN. This 126,824 square foot facility located in Anderson County Tennessee will be a virtually complete speculative building to be completed by April 1, 2022. (This virtually complete facility does not include office space and bathrooms; to be provided by the Tenant.)

TENNESSEE

This industrial facility was designed for a high volume, highly efficient manufacturing 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 Helix microfiber reinforced concrete flooring, LED Lighting, and ESFR automatic fire sprinkler protection to further enhance the value of the facility.

VIRGINIA

We allow our tenants the option to source their buildouts with licensed contractors. We are happy to provide you with reputable companies in this area that can provide these services. Our goal is to provide you speed to market and the ability to control upfits, manufacturing, and warehouse build out costs.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

Anderson County is located in the Southern Automotive corridor and supports a readily available labor pool to businesses locating within the community. The Anderson County MSA labor force market is 411,311. The Anderson County cost of living is 12% below the national average, housing cost is 20% below the national average and healthcare cost is 8% below the national average.

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



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SOUTHERN
ADVANTAGE

Anderson County is an excellent location for Distribution as 50% of the United States population is within a one-day drive and 70% is within a two-day drive, placing it within the top 10 distribution markets in the country.

ALABAMA

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.

GEORGIA

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.

NORTH CAROLINA

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/61c381de5c98d>

TENNESSEE

We have been in the industrial development business for 35 years and never delivered a project late. We look forward to the opportunity to provide AGS America Inc. with this requirement for a highly efficient automotive manufacturing facility and look forward to a strong relationship between our companies.

VIRGINIA

Sincerely,

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

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Industrial Building Program

SOUTHERN ADVANTAGE

ALABAMA

TA-165, ANDERSONVILLE, TENNESSEE

Location: 1521 Mountain Road (Industrial Facility) Andersonville, TN 37705

Building Site: 12.94 acres +/-

Building Size: 300' x 420' gross dimensions with architectural entry feature for a net available total of 126,824 sf.

Lease Rate: Fifteen (15) Year Term Triple Net Building and all upfits

\$5.78/SF/YR + CPI Annual Adjustment (min. 3%)

Plus 3 - Five (5) Year Renewals

(Rates quoted above are based on the assumed approved credit of the tenant entity according to Hollingsworth standard credit approval procedures. Offer valid until January 14, 2022)

GEORGIA

NORTH CAROLINA

Purchase Option: The tenant would have the Option to Purchase the building, land, and all improvements from Month 18 to Month 36 of the lease as described below: Purchase Price of \$ 8,485,800 + CPI Annual Adjustment (min. 3%)

TENNESSEE

Broker: Neither party is represented by a broker or other agent in connection with the Lease, if either party engages a broker to represent that party's interest, said party shall be solely responsible for compensating the broker for services rendered.

VIRGINIA

Occupancy: Based on a firm commitment from AGS America Inc. on or before January 17, 2022, rent commencement will begin April 1, 2022. Additionally, AGS America Inc. may have beneficial pre-term occupancy to install upfits, manufacturing equipment and other necessary systems beginning at the early occupancy date at no additional cost.

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SOUTHERN
ADVANTAGE

ALABAMA

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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, highly reflective, and recyclable.
Electrical Service:	1200 amp 480/277 Volt, 3 Phase main electrical service. Office Tenant separately metered.
Lighting:	High output LED lighting.
Water:	8" fire sprinkler riser into building; 2" metered domestic water service
Natural Gas:	Natural gas is provided for heating
Heat and Ventilation:	Suspended forced air natural gas unit heaters and ventilation fans.
Parking:	52 car spaces are allocated for tenant use.
Docks:	Eight (8) 9' x 10' dock-high doors. Eight (8) 30,000#, 6' x 8', pit style levelers, One (1) 14' x 14' drive through door.
Automatic Fire Protection Sprinklers:	ESFR wet fire protection system which makes in rack sprinkler drops for most commodities unnecessary.
Offer:	Only a fully executed and delivered Lease 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 January 14, 2022 . This proposal is subject to availability on a first come, first come basis.

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