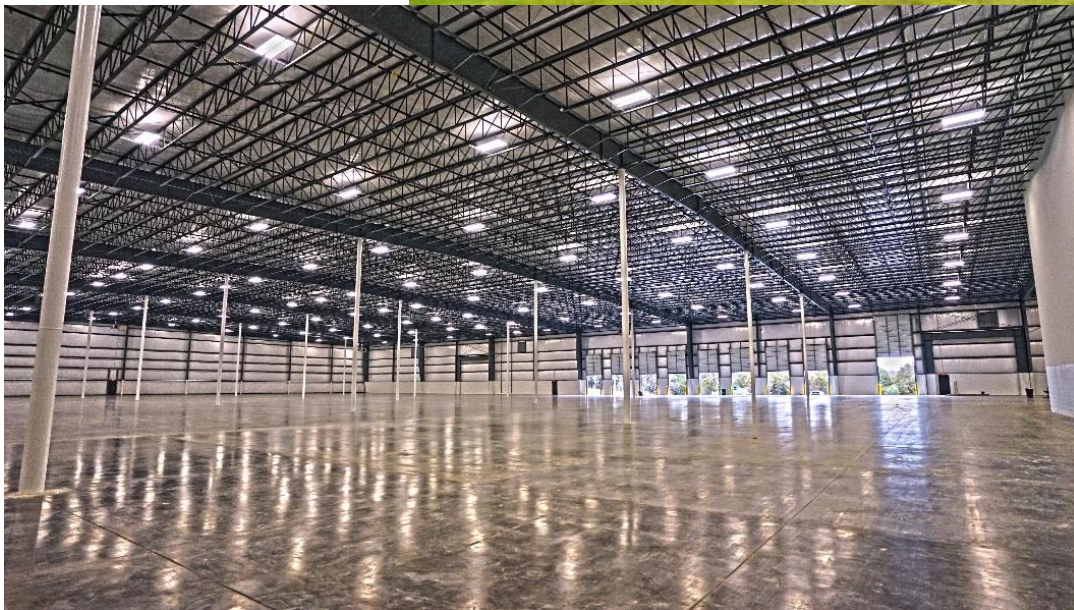




CAROLINA CONTAINER SOUTHPOINT PRINCE GEORGE



SouthPoint Business Park
Prince George County,
Virginia



December 3, 2021

Travis Hazelwood
Carolina Container
909 Prospect Street
High Point, NC 27260

ALABAMA

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

Dear Travis:

GEORGIA

Thank you for considering The SouthPoint Business Park for the continued growth of your company. We have prepared a proposal with specifications and pricing for your review. We are submitting a newly constructed 194,880 SF facility suitable for light manufacturing and distribution.

NORTH CAROLINA

Carolina Containers has been 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 facility is located in a Virginia Enterprise Zone providing for additional incentives for a rapidly growing business.

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 feet. This wide-open volume allows for a great degree of flexibility for manufacturing 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

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 and multiple high tech manufacturing companies. This area of the Richmond MSA provides a large concentration of skilled manufacturing, logistics, and transportation professionals.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our facilities are primarily located in tertiary markets that provide excellent freeway access, strong local community support, and a highly skilled, cost-effective workforce. Our

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



industrial real estate holdings 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/61aa745f85076>

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

VIRGINIA

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

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



Industrial Building Program

SOUTHERN ADVANTAGE

VP-145 SOUTHPOINT BUSINESS PARK, PRINCE GEORGE, VIRGINIA

Tenant: Carolina Container

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: December 17, 2021 signing, Pre-term Occupancy December 20, 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

Optional Building Upfits:
Fifteen (15) Year Term, Triple Net
Lease Rate for Building Upfits
\$0.915/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

Optional Building Upfits:
Ten (10) Year Term, Triple Net
Lease Rate for Building Upfits
\$1.110/SF/YR + Annual CPI adjustment (min. 3%)

(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 17, 2021.)

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX



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 fixes 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 6 Inch 4000 psi concrete floor on 10 mil vapor barrier uniformly reinforced with welded wire grid 6x6-10/10 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 force main sanitary system.

**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.

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

Fire Sprinkler:

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



ALABAMA

Offices & Restrooms

Offices, restrooms, and Fire Pump Room upfits have been included based on the attached floor plan for a total of 5,400 SF with two unisex toilets for the front office staff and larger restrooms and a breakroom for the warehouse staff.

Parking:

38 car spaces upfit to 57 per Site Plan below.

Docks:

Fourteen (14) 9' x 10' dock-high doors, upfit with Ten (10) Pit Style, 30,000# levelers and dock seals.

GEORGIA

Electrical Service:

1200 Amp 480/277 Volt, 3 Phase service panel.

Delivery:

Office and paving upfits will be delivered 150 days after approval of construction plans. Long Lead Items are under allocation and have extended delivery times. Dock equipment can be installed and complete 12 weeks.

NORTH CAROLINA

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.

TENNESSEE

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 December 17, 2021, after that date this proposal is automatically withdrawn. Building is subject to availability.

VIRGINIA

**TWO CENTRE PLAZA
CLINTON, TN 37716**

865-457-3701 PHONE

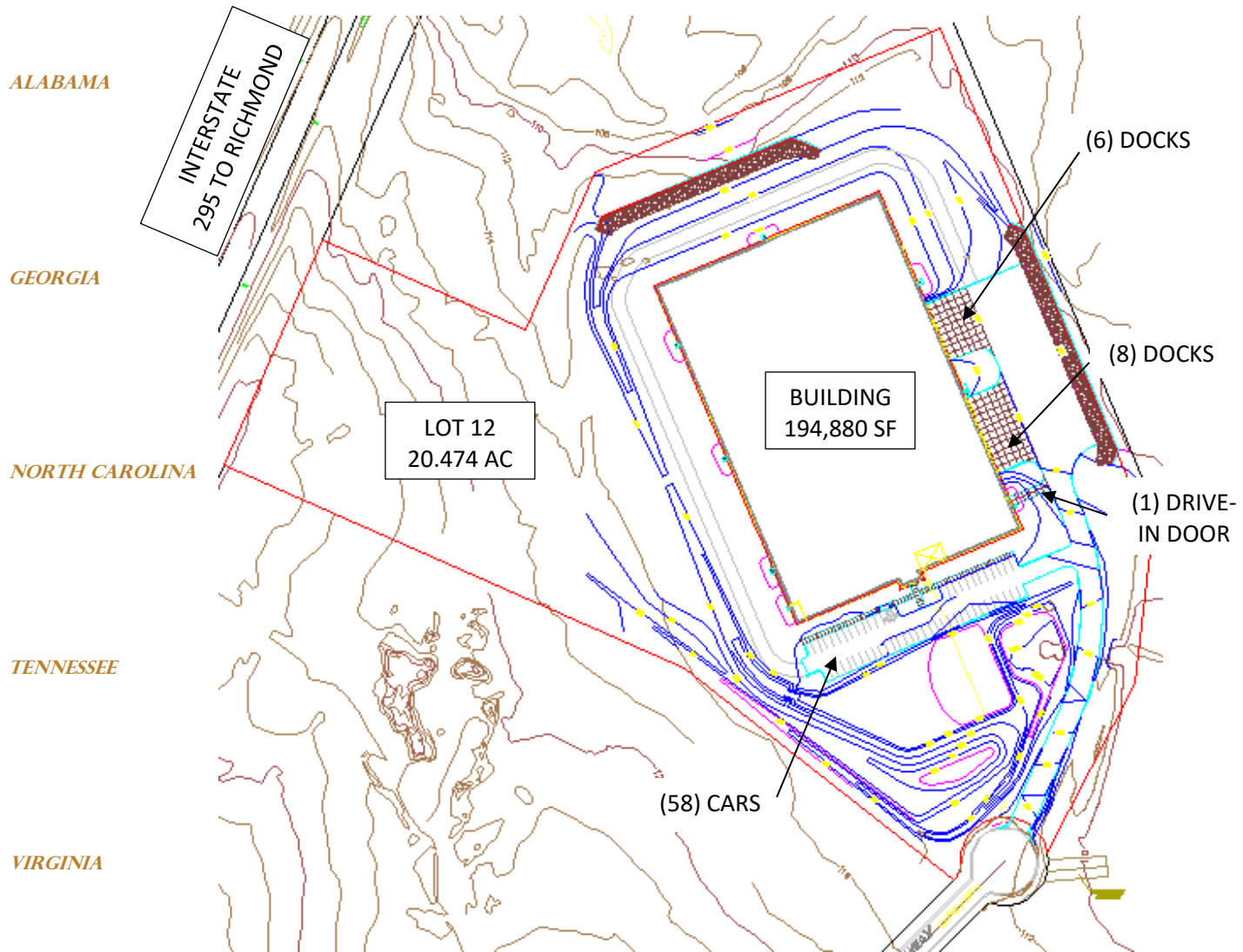
865-457-5476 FAX



SITE PLAN

Industrial Building Program

SOUTHERN
ADVANTAGE



TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX

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



Industrial Building Program

SOUTHERN
ADVANTAGE

OVERALL FLOOR PLAN

ALABAMA

GEORGIA

NORTH CAROLINA

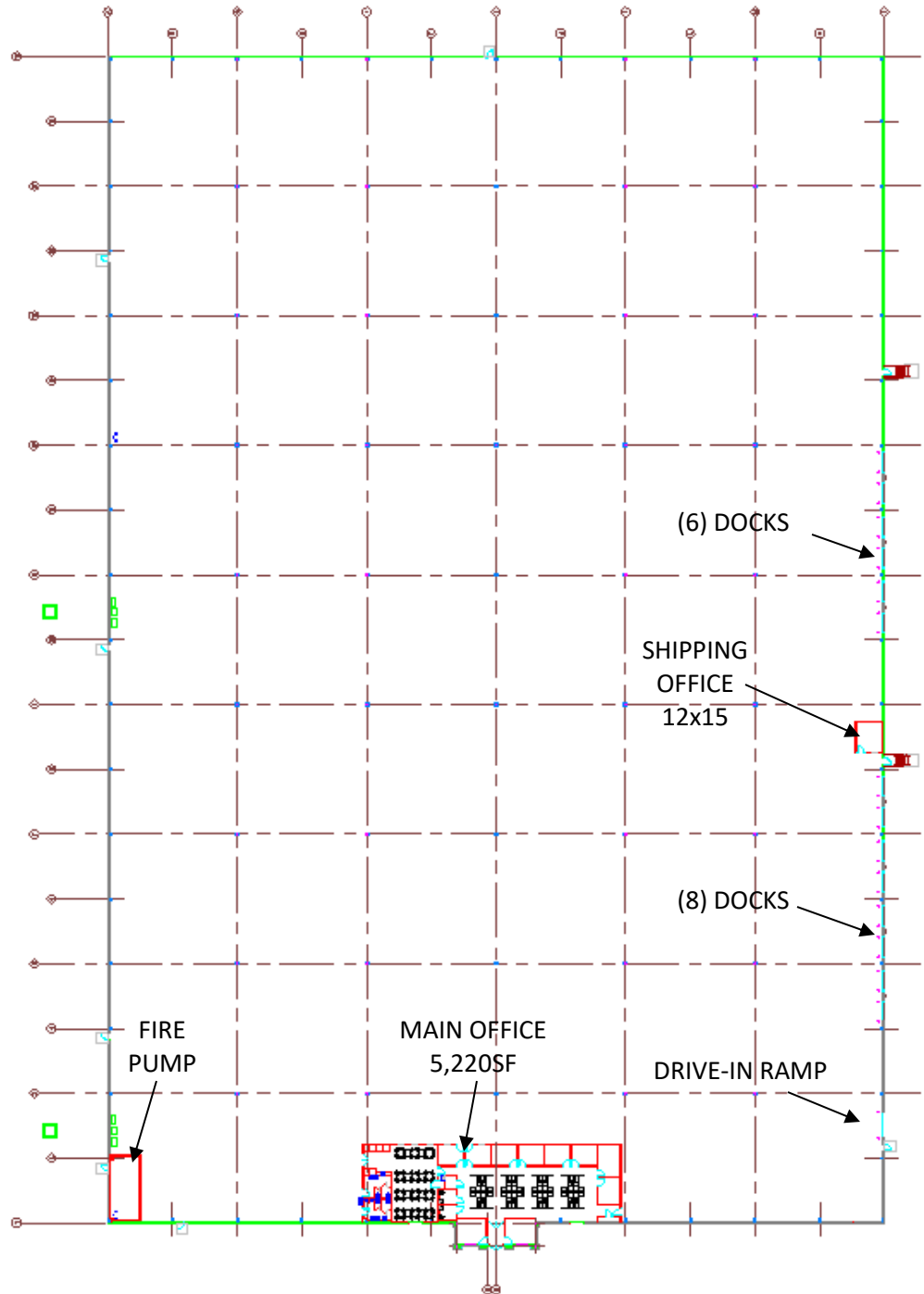
TENNESSEE

VIRGINIA

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX



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

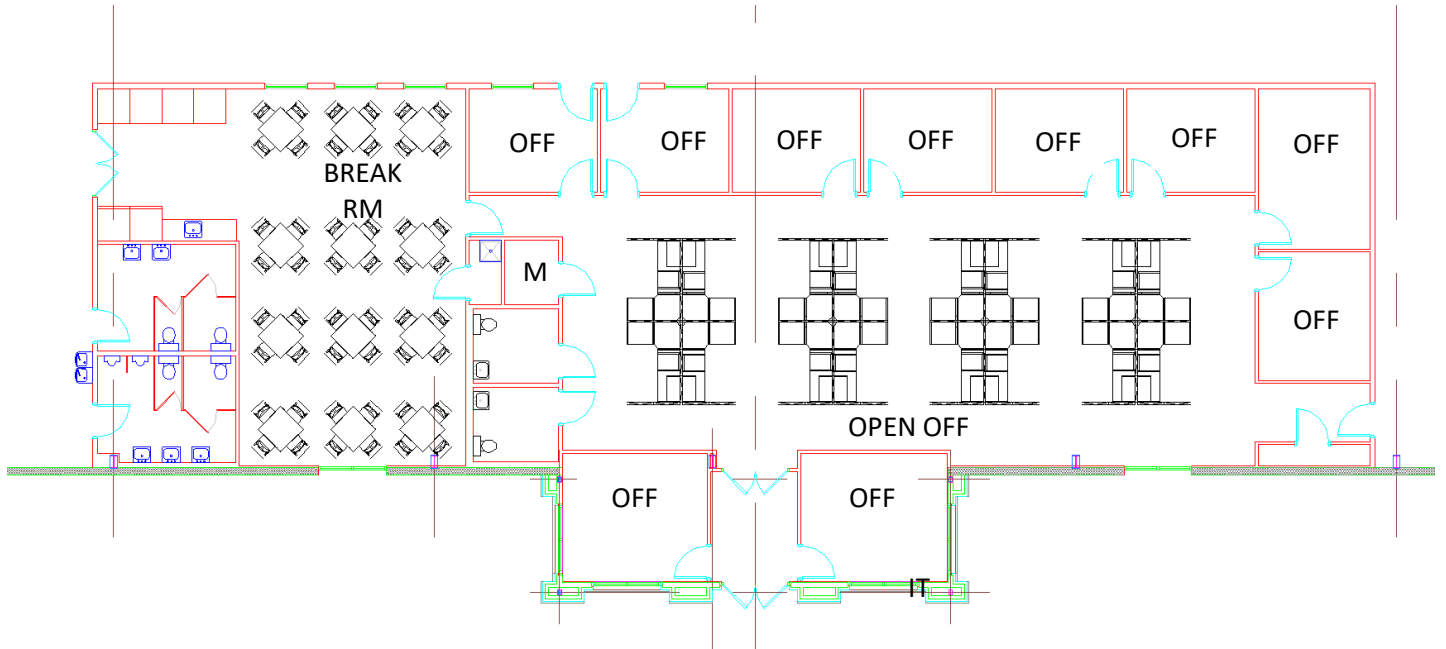


Industrial Building Program

SOUTHERN
ADVANTAGE

OPTIONAL OFFICE FLOOR PLAN

5,220 SF



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