



Industrial Building Program



**CONTACT:**

John Bainer (865) 719-3902  
jbainer@hollingsworthcos.com  
Please reference building MG-189

**Corporate Headquarters**

Two Centre Plaza, Clinton, TN 37716  
Office (865) 457-3601 Fax (865) 457-3602  
www.hollingsworthcos.com

**Grenada, MS • SouthPoint Business Park, MS**  
**MG-189 • 173,800 SF on 12.40 Acres**

**Lease: Call For Price\* (Available Q1 2026)**

**Location:** Grenada, MS MSA; Strategically positioned between Memphis and Jackson; Direct access to I-55

**Labor:** 250,000 Workers/50 Mile Radius

**General Building Features**

**Size:** 173,800 SF, 12.40 Acres, Upfit Ready Industrial Building

**Structure:** Pre-engineered steel column and beam design

Bay spacing 60' x 60', minimum clear height 32'

**Walls:** Split face masonry three sides to 7'-4", metal to eaves

Metal rear expansion wall—Expandable to 227,883 SF

**Floor:** 6" 4,000 psi concrete, Helix micro rebar, 10 mil vapor barrier

**Roof:** 24 gauge standing seam Galvalume, 30-year service life, low maintenance

**Sprinklers:** ESFR specifications, 100% wet sprinkler

**Power:** 1200 Amp 277/480 volt 3-phase service minimum, LED lighting

**HVAC:** Efficient suspended natural gas forced-air heaters

**Docks:** Twelve (12) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

**Parking:** 51 car spaces (additional possible)

**Utilities:** Water and Sewer: GT&Y Utility District;

Electric: Tallahatchie Valley Electric Power Association; and Gas: Atmos

**Communication:** Fiber optics available in addition to standard telecommunication services: Sparklight

**Expandability:** Preplanned expansion up to 227,883 total square feet







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Two Centre Plaza, Clinton, TN 37716

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Fax (865) 457-5476

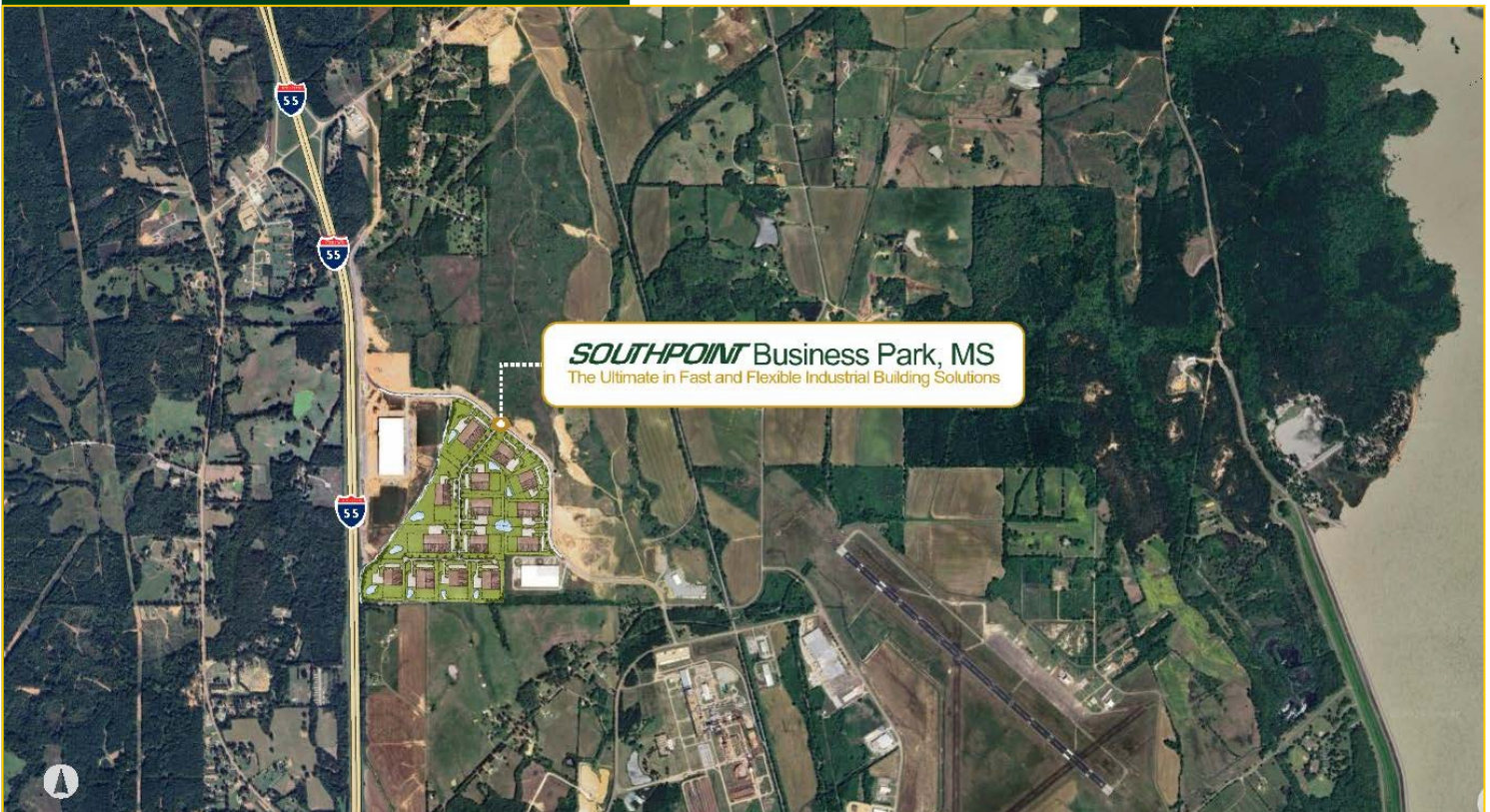
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### **Six Reasons to Choose a Hollingsworth Facility:**

1. Strategic logistics locations on interstates.
2. Proven cost effective and available labor resulting in productive operations.
3. Multiple lease terms available.
4. Cost effective custom tenant finishes to meet your specs and budget.
5. Pre-planned expansion options to facilitate future growth.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing.



#### **SouthPoint Business Park - MS**

MG-189 — 173,800 SF (Available Q1 2026)

MG-190 — 126,960 SF (Available Q1 2026)

Proposed 108,000 SF

Proposed 152,200 SF

Proposed 215,600 SF

Proposed 258,800 SF

### **What others are saying about us...**

*"The Hollingsworth Companies is now one of the largest industrial developers/investors headquartered in the South with 10 million square feet developed or acquired..."*

**Mike Randle, Publisher, Southern Business & Development**

*"The 'bottom line' is we could not have been more pleased with our (Hollingsworth Companies) experience."*

**Karl F. Hielscher, President & CEO, Metl Span Corporation**

*"They readily accepted the challenge and our offices were completed within 75 days...on time and on budget. We were fully operational in our new facility within 80 days of having executed the purchase agreements."*

**J.N. Anderson, COO, Heritage Merchandising Co. (Pennzoil)**