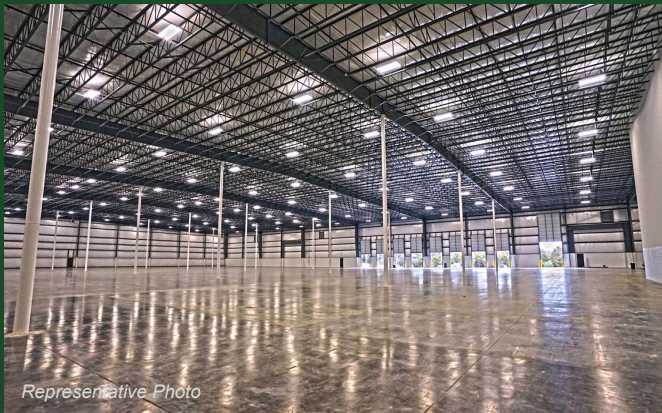




Representative Photo



Representative Photo



#### CONTACT:

John Bainer (865) 719-3902  
[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)  
 Please reference building TP-179

#### Corporate Headquarters

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

5/5/2025

\*Price subject to change without notice

## Cookeville, TN • Highlands Business Park TP-179 • 152,260 SF • 15.59 Acres

**Lease:** \$8.79 PSF (Available Now)

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater. Rate subject to change.) \*

**Location:** Cookeville, TN, I-40 Access

**Labor:** 49,000 Workers/50 Mile Radius

### General Building Features

**Size:** 152,241 SF, 15.59 Acres, Upfit Ready Industrial Building

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

**Clear Height:** 32' minimum clear height

**Bay Spacing:** 60' x 60'

**Walls:** Split face masonry three sides to 7'-4", metal to eaves  
 Metal rear expansion wall.

**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. Landlord maintains at no cost to Tenant.

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

**Power:** 1200 Amp 277/480 volt 3-Phase service minimum, LED Lighting

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

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

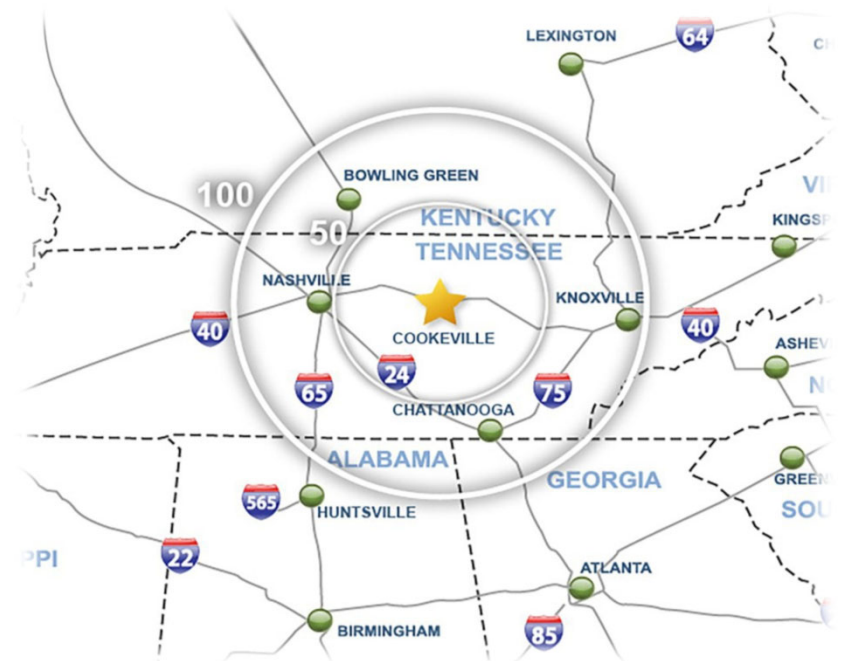
**Trailer Drops:** Sixteen (16) 11' x 50'

**Parking:** 71 car spaces (additional possible)

**Utilities:** Electric, Water, and Sewer: City of Cookeville Utilities

**Communication:** T1 available in addition to standard telecommunication services

**Expandability:** Preplanned expansion up to 202,660 total square feet







**CONTACT:**

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**Highlands Business Park, Cookeville, TN**  
The Ultimate in Fast and Flexible Industrial Building Solutions

**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.



**HIGHLANDS BUSINESS PARK – COOKEVILLE, TN**

Ficosa (Leased)	272,000 SF
<b>TP-179 (AVAILABLE NOW)</b>	<b>152,260 SF</b>
<b>TP-180 (AVAILABLE NOW)</b>	<b>227,760 SF</b>

Close by Highlands Business Park:

Academy Sports Distribution Center  
FedEx Distribution Center  
Colorobbia, Inc.  
Polcart, Inc.  
Edmar Corporation

**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)**