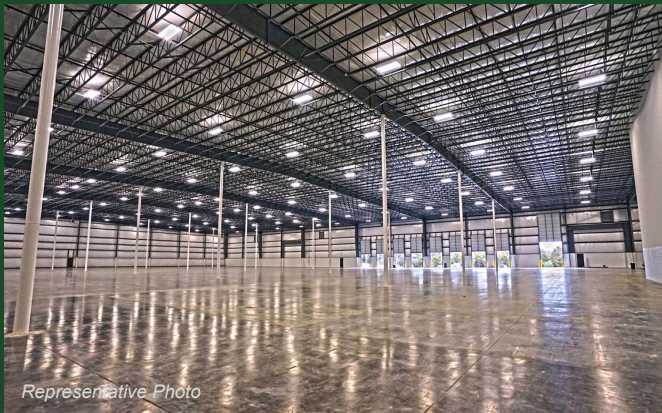




Representative Photo



Representative Photo



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
 Please reference building TP-180

Corporate Headquarters

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

5/5/2025

*Price subject to change without notice

Cookeville, TN • Highlands Business Park TP-180 • 227,760 SF • 18.76 Acres

Lease: \$8.59 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: 227,760 SF, 18.76 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

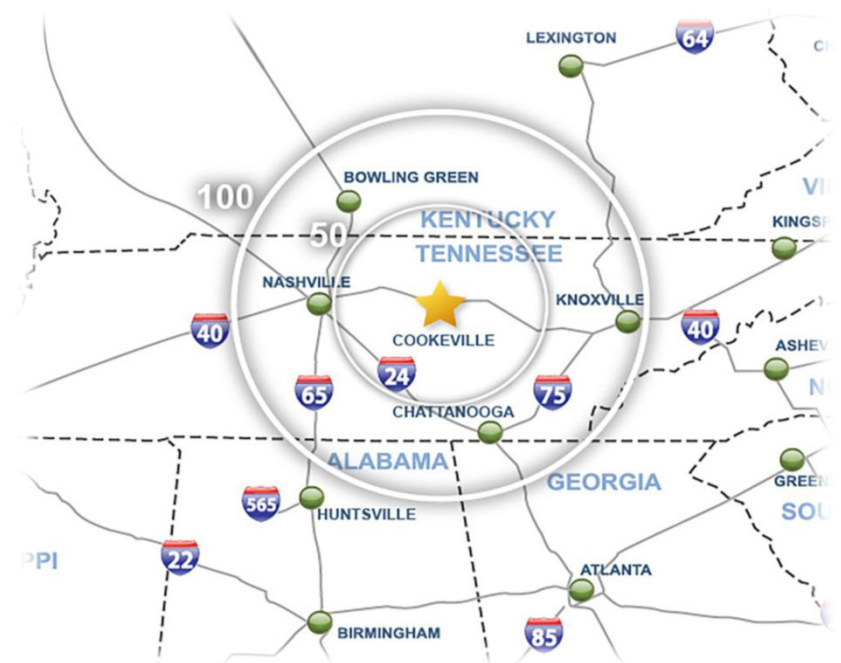
Docks: Ten (10) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 70 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 278,160 total square feet





CONTACT:

John Bainer
VP of Industrial Real Estate
2 Centre Plaza, Clinton TN 37716
Cell (865) 719-3902
jbainer@hollingsworthcos.com

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
TP-179 (AVAILABLE NOW)	152,260 SF
TP-180 (AVAILABLE NOW)	227,760 SF

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)