



Industrial Building Program



CONTACT:

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Please reference building TA-162

Corporate Headquarters

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

Anderson Co. • David Jones Industrial Park
1547 Mountain Road, Andersonville, TN 37705
TA-162 Warehouse • 13,100 SF for Lease

Class A Daylighted Warehouse Available for Immediate Lease

Lease Rate: \$10.50 PSF

(Based on NNN Lease, 10 year, CPI annual increase, minimum 3%)

Location: Knoxville, TN MSA, Three miles to I-75, 0.2 miles to Highway 61

Labor: 577,082 Workers/50 Mile Radius

General Building Features

- ◇ 1,576 Executive Offices
- ◇ Fully Air-Conditioned
- ◇ ESFR Sprinkler System
- ◇ One (1) 9'x10' Ground Level Loading Door
- ◇ 6" 4000 PSF Concrete Floor
- ◇ LED Lighting
- ◇ 32' Clear Height
- ◇ 20 Car Spaces/More Available
- ◇ High Image Facility and Offices

Convenient Access/Excellent Value/Professionally Landscaped





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**Anderson Co. • David Jones Industrial Park
1547 Mountain Road, Andersonville, TN 37705**

TA-162 • 13,100 SF Class A Conditioned Warehouse for Lease

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

1. Purchase, lease or lease with a purchase option.
2. Cost effective custom tenant finishes to meet your specs and budget.
3. Pre-planned expansion options to facilitate future growth.
4. Streamlined development packaging including: site selection, construction, local compliance, finish and financing. Occupancy in as little as 60 days.
5. Proven cost effective and available labor resulting in high productivity operations.
6. Strategic logistics locations on interstates.



DAVID JONES IND. PARK — TN

TA-109, Dynasty Kitchen & Bath—124,500 SF

TA-110, Advanced Auto—115,300 SF

TA-113, Seneca Medical — 100,000 SF

TA-162, 13,100 SF — Available Now

TA-165, SL America -126,800 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)