



Industrial Building Program



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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

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

Lease: \$8.09 PSF (Available Q3 2024)

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

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

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

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

Floor: 6" 4,000 psi concrete, Helix microfiber reinforcing, 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

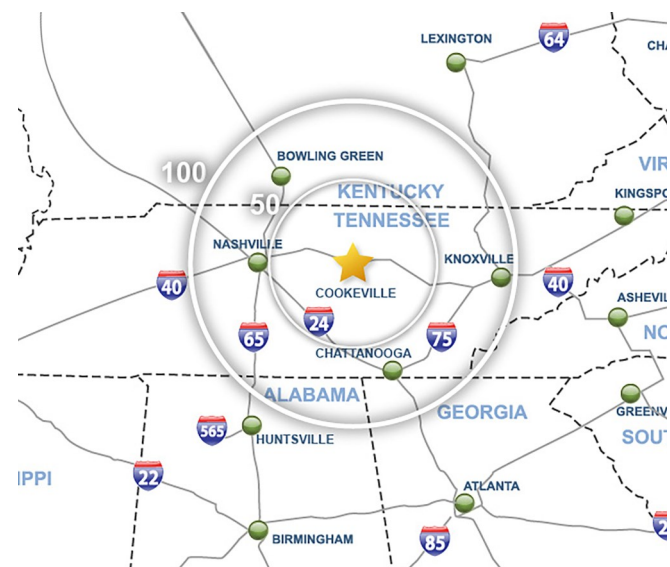
Docks: Ten (10) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 70 car spaces (additional possible)

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

Communication: T1 available and standard telecommunication services

Expandability: Preplanned expansion up to 278,160 total square feet





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John Bainer

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.



Highlands Park - TN

Ficosa 272,000 SF
TP-179 –152,260 SF (Available Q1 2025)

Closeby Highlands 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)