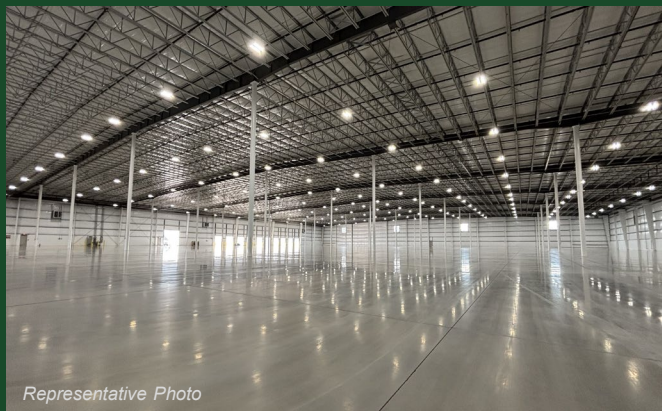


THE
Hollingsworth
COMPANIES

Industrial Building Program



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building SA-184

Corporate Headquarters

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

6/2/2025

*Price subject to change without notice

Aiken, SC • SouthPoint Business Park
SA-184 • 126,960 SF • 15.18 Acres

Lease: Call for Rate (Available Q3 2026)

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

Location: Aiken, SC MSA; Close to Columbia SC and Augusta GA Metros;
2 Miles to I-20

Labor: 300,000 Workers/50 Mile Radius

General Building Features

Size: 126,960 SF, 15.18 Acres

Expandability: Preplanned expansion up to 189,960 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32' minimum clear height

Column 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: ESFR specifications, 100% wet sprinkler

Power: 1200 Amp 277/480-volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended propane forced-air heaters

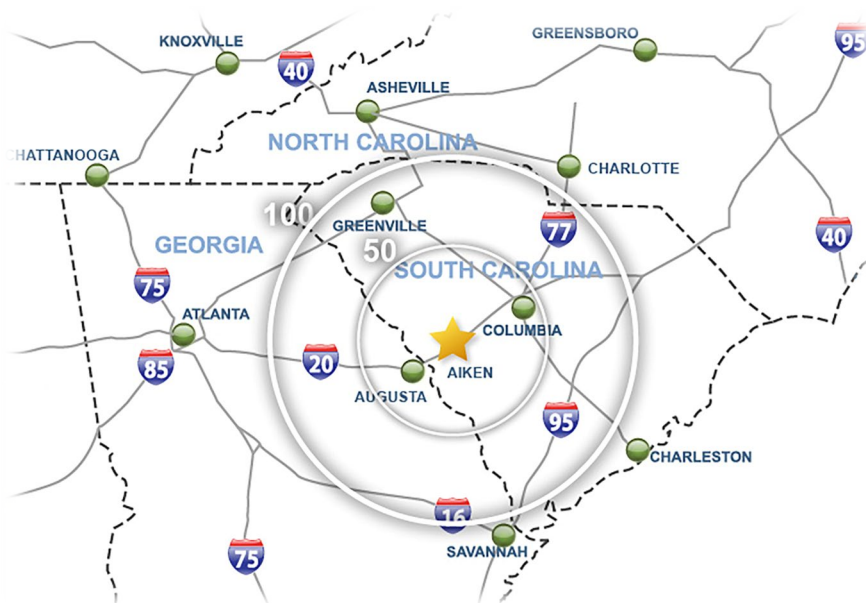
Docks: Ten (10) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 52 car spaces (additional possible)

Utilities: Water and Sewer: Breezy Hill Water and Sewer Authority;

Electric: Dominion Energy

Communication: Fiber Optics available in addition to standard
telecommunication services. Breezeline or AT&T





CONTACT:

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VP of Industrial Real Estate
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***SOUTHPOINT* Business Park, SC**
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.



SOUTHPOINT BUSINESS PARK - SC

SA-183 – AVAILABLE Q3 2026	202,622 SF
SA-184 – AVAILABLE Q3 2026	126,960 SF
Lot 3 – Build-to-Suit	152,160 SF
Lot 4 – Build-to-Suit	253,034 SF
Lot 5 – Build-to-Suit	108,480 SF
Lot 6 – Build-to-Suit	144,960 SF
Lot 7 – Build-to-Suit	202,560 SF
Lot 8 – Build-to-Suit	202,240 SF
Lot 9 – Build-to-Suit	227,760 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)