

Industrial Building Program







CONTACT:

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Corporate Headquarters

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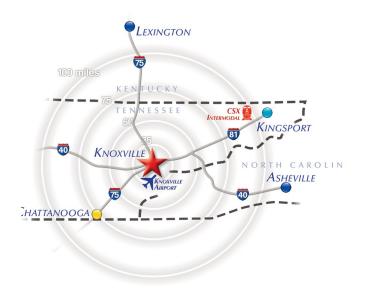
Loudon, TN • Huntington Park TL-177 • 173,760 SF

Lease: Call For Price (Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater) * Location: Knoxville, TN MSA/I-75 and I-40 Access Labor: 431,595 Workers/50 Mile Radius

General Building Features

Size: 173,760 SF, 19.20 Acres, Virtually Complete Building Planned
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 micro rebar, 10 mil vapor barrier
Roof: 24 gauge standing seam Galvalume
30-year service life, landlord maintains at no cost to tenant
Sprinklers: ESFR specifications, 100% wet sprinkler
Power: 1200 Amp 277/480 volt 3 Phase service minimum, LED lighting
HVAC: Efficient suspended gas forced-air unit heaters
Docks: Twelve (12) 9' x 10' loading doors and one (1) drive thru (14' x 14') door
Parking: 79 car spaces (additional possible)
Utilities: Water and Sewer: Loudon Utility Board
Electric and Gas: Loudon Utility Board

Communication: T1 available and standard telecommunication services **Expandability:** Preplanned expansion up to 238,560 total square feet





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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 producitve 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 developement packaging including: site selection, construction, local compliance, finish and financing.



Huntington Park - TN

- TL-174 130,424 SF (Leased)
- TL-175 195,360 SF (Leased)
- TL-176 195,360 SF (Leased)

TL-178 - 126,696 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)