



Industrial Building Program



AL-166



FILE PHOTO SIMILAR



CONTACT:

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Please reference building AL-166

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
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www.hollingsworthcos.com

08/27/21

*Price subject to change without notice

Huntsville, AL • SouthPoint Business Park AL-166 • 108,480 SF • 13.38 Acres

Lease: \$ 5.97 PSF

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater) *

Availability: Q2 2022

Location: Huntsville, AL MSA, Super I-65/I-565 access.

Labor: 525,141 Workers as of 2013/50 Mile Radius

General Building Features

Size: 108,480 SF, 13.38 Acres

Structure: Pre-engineered steel rigid frame design

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

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

Metal rear expansion wall

Floor: 6" 4,000 psi concrete with homogenous Helix micro-rebar

and 10 mil vapor barrier

Roof: 24 gauge standing seam Galvalume

30-year service life, low maintenance

Sprinklers: Designed to ESFR specifications, 100% wet system

Power: 1200 Amp 277/480 volt 3 phase service minimum, LED Lighting

HVAC: Efficient suspended gas forced-air heaters

Docks: Eight (8) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 63 car spaces (additional possible)

Utilities: Water and Sewer: Huntsville Utilities

Electric: Athens Utility District • Gas: Huntsville Utilities

Communication: Fiber Optics and standard telecommunication services

Expandability: Preplanned expansion up to 216,480 total square feet





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SOUTHPOINT Business Park, AL

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 high productivity operations.
3. Purchase, Lease or Lease with a Purchase Option.
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. Occupancy in as little as 60 days.



SOUTHPOINT BUSINESS PARK - AL

HDT	205,500 SF
Supreme Beverage	108,960 SF
Woodbridge	130,560 SF
Redline Steel	108,960 SF
Custom Assembly	227,600 SF
Polaris	404,738 SF
AL-166 -	108,480 SF, Available Q2 2022
AL-167 -	173,888 SF, Available NOW

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)