



Industrial Building Program



File Photo Similar — Green Field Site



Prince George, VA • SouthPoint Business Park VP-153 • 130,683 SF • 20.95 Acres

Lease: \$4.93 PSF (Occupancy in 175 Days)

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

Purchase: \$6,986,300

(Just \$53.46 per building square foot, including land) *

Location: Richmond, VA MSA, Super I-95, I-85 and I-295 Access and 24-Miles to I-64

Labor: 629,500 Workers/50 Mile Radius

General Building Features

Size: 130,683 SF, Up to 259,968 SF, 20.95 Acres, Green Field Site

Structure: Pre-engineered steel column and beam structure for heavy use/ low maintenance. Bay spacing is 60' x 60' with a minimum clear height of 32'.

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

Metal rear expansion wall.

Floor: 6" 4,000 psi concrete heavy duty wire and fiber mesh reinforcing.

Roof: 24 gauge standing seam Galvalume.

30-year service life, low maintenance.

Sprinklers: Designed to ESFR specifications, 100% wet sprinkler.

Power: 1200 Amp 277/480 volt service minimum. T-5 Fluorescent metal halide lighting fixtures

HVAC: Efficient suspended gas forced-air heaters.

Docks: Six (6) 9' x 10' loading doors and one (1) drive thru (12' x 14') door. Site allows cross-docking.

Parking: 33 car spaces (additional possible).

Utilities: Water and Sewer: Prince George County Utilities

Electric: Prince George Electrical Coop • Gas: Columbia Gas of VA

Communication: TI available and standard telecommunication services.

Expandability: Preplanned expansion up to 238,683 total square feet.

Incentives: Located in a Foreign Trade Zone, Alternate Site Framework, and VA Enterprise Zone



CONTACT:

Tom Wortham (865) 414-7061
twortham@hollingsworthcos.com
Please reference building VP-153

Corporate Headquarters

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



Industrial Building Program

CONTACT:

Tom Wortham

Sr VP of Architecture and Business Development

Two Centre Plaza, Clinton, TN 37716

Cell (865) 414-7061

twortham@hollingsworthcos.com

SOUTHPOINT Business Park, VA

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 - VA

Heritage Merchandising, 108,000 SF

U.S. Merchants, 130,080 SF

Carolina Container, Corp., 87,100 SF

Reinhart Foods, 148,000 SF

Cognetrix Parts, 50,880 SF

SCM, 153,990 SF

Metl Span, 84,500 SF

GOYA Foods, 109,000 SF

Cabinets To Go, 130,560 SF

VP-145, 108,960 SF — Occupancy 150 Days

VP-152, 152,160 SF — Occupancy 175 Days

VP-153, 130,560 SF — Occupancy 175 Days

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)