



Industrial Building Program

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**CONTACT:**

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Please reference building TP-179

**Corporate Headquarters**

Two Centre Plaza, Clinton, TN 37716  
Office (865) 457-3601 Fax (865) 457-3602  
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**Cookeville, TN • Highlands Business Park  
TP-179 • 152,260 SF**

**Lease: \$8.29 PSF (Available Q1 2025)**

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

**Purchase: Call for Price**

**Location:** Cookeville, TN, I-40 Access

**Labor:** 49,000 Workers/50 Mile Radius

**General Building Features**

**Size:** 152,260 SF, 15.59 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

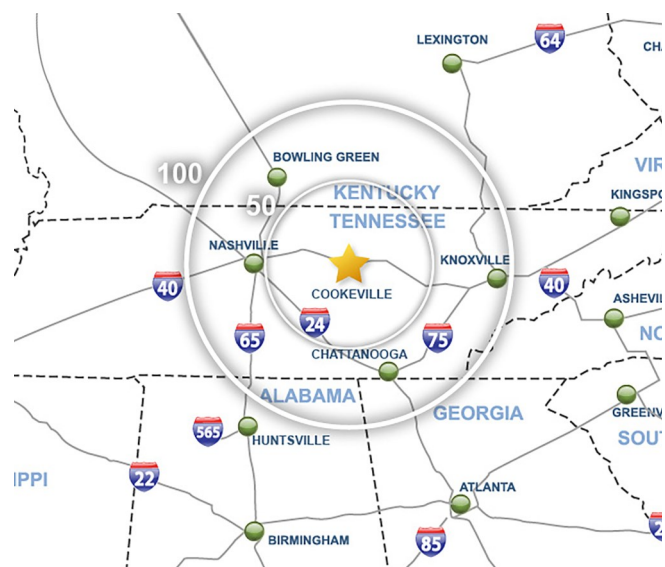
**Trailer Drops:** Sixteen (16) 11'x50'

**Parking:** 71 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 202,660 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 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 Business Park - TN

Ficosa 272,000 SF  
TP-180 - 227,760 SF (Available Now)

Closeby Highlands Business 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)**