

**THE**  
*Hollingsworth*  
COMPANIES

**Industrial Building Program**

**CLASS A INDUSTRIAL SPACE**  
**13,020 SF AVAILABLE**  
1545 MOUNTAIN ROAD  
ANDERSONVILLE, TN



**CONTACT:**

John Bainer (865) 719-3902  
[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)  
Please reference building TA-162

**Corporate Headquarters**

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

**Anderson Co. • David Jones Industrial Park**  
**1547 Mountain Road, Andersonville, TN 37705**  
**TA-162 • 13,020 SF Warehouse For Lease**

**Class A Daylighted Warehouse Available for Immediate Lease**

**Lease: \$10.50 PSF (Available Now)**

(10 Year Modified Gross Lease, 3% or CPI annual increase, whichever is greater. Rate subject to change.) \*

**Location:** Knoxville, TN MSA, Three miles to I-75, 0.2 miles to Highway 61

**Labor:** 577,082 Workers/50 Mile Radius

**General Building Features**

- **Size:** 13,020 SF Overall  
(10,328 SF Warehouse/Fabrication Space + 2,692 SF Offices)
- **Offices:** 17 Executive Offices (1,630 SF)
- **HVAC:** Fully Air-Conditioned
- **Sprinklers:** NFPA 13 Ordinary Hazard, Wet Sprinkler System
- **Docks:** One (1) 9'x10' Ground Level Loading Door
- **Floor:** 6" 4000 PSI Concrete Floor, 6 mil Vapor Barrier
- **Lighting:** LED Lighting
- **Clear Height:** 13' Clear Height Ceilings (up to 32' possible)
- **Parking:** 20 Car Spaces (additional possible)
- **Other Features:**
  - Ample Natural Daylight
  - Professional Corporate Office Front Entrance
  - Excellent Location with Convenient Access





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VP of Industrial Real Estate  
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**David Jones Industrial Park, Andersonville, TN**  
**1547 Mountain Road, Andersonville, TN 37705**

## 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. Regional Industrial Developer to help your business grow across the Southeast.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing.



### DAVID JONES IND. PARK – ANDERSONVILLE, TN

TA-109: Dynasty Kitchen & Bath	124,500 SF
TA-110: Advanced Auto	115,300 SF
TA-113: Seneca Medical	100,000 SF
<b>TA-162: (AVAILABLE NOW)</b>	<b>13,020 SF</b>
TA-165: SL America	126,800 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)**