THE Hollingsworth COMPANIES

Industrial Building Program

Representative Photo

Representative Photo

CONTACT:

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Please reference building VP-153

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716

Office (865) 457-3601 Fax (865) 457-3602

www.hollingsworthcos.com

1/22/2026

*Price subject to change without notice

Prince George, VA • SouthPoint Business Park
VP-153 • 130,653 SF • 31.92 Acres

Lease: **Call for Rate** (Available Q4 2026)

(Based on NNN Lease, 10 year, 3% or CPI annual increase, whichever is greater. Rate subject to change.) *

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: 130,653 SF, 31.92 Acres

Expandability: Preplanned expansion up to 260,653 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32' minimum clear height

Column Spacing: 60' x 60'

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

Metal rear expansion wall.

Floor: 6"- 4,000 psi concrete, Helix micro rebar, 10 mil vapor barrier

Roof: 24 gauge standing seam Galvalume, 30-year service life -

Low maintenance. Landlord maintains at no cost to Tenant.

Sprinklers: ESFR specifications, 100% wet sprinkler

Power: 1200 Amp 480/277 volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended gas forced-air heaters

Docks: Twelve (12) 9' x 10' loading doors and one (1) drive thru (14' x 14') door.

Site allows cross-docking.

Parking: 33 car spaces (additional possible)

Utilities: Water and Sewer: Prince George County Utilities

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

Communication: Fiber Optics available in addition to standard

telecommunication services. Verizon Cell Tower on site.

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

Virginia Enterprise Zone

Scan or Click QR Code For More Property Details on Website

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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 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.

SOUTHPOINT BUSINESS PARK - VIRGINIA

Virginia Seal Products	108,000 SF
U.S. Merchants	130,080 SF
Metl Span	84,500 SF
Campofrio	148,000 SF
Mount-It!	50,880 SF
Carolina Container, Corp.	87,100 SF
SCM	500,000 SF
Worldwide Retail Systems	194,880 SF
GOYA Foods	109,000 SF
NVR Building Systems	130,560 SF
Sams	650,250 SF
VP-153 (AVAILABLE Q4 2026)	**130,653 SF**
VP-168 (AVAILABLE Q1 2027)	**227,624 SF**
VP-169 (AVAILABLE Q1 2027)	**152,024 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)