

# THE Hollingsworth COMPANIES

## Industrial Building Program



Representative Photo



Representative Photo



### CONTACT:

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 Please reference building VP-153

### Corporate Headquarters

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6/2/2025

\*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 Q1 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

**Bay 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 277/480-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 VA Enterprise Zone







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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
<b>VP-153 (AVAILABLE Q1 2026)</b>	<b>130,653 SF</b>
<b>VP-168 (AVAILABLE Q4 2026)</b>	<b>227,624 SF</b>
<b>VP-169 (AVAILABLE Q4 2026)</b>	<b>152,024 SF</b>

**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)**