

THE Hollingsworth COMPANIES
Industrial Building Program



**Prince George, VA • SouthPoint Business Park
VP-153 • 130,683 SF • 31.92 Acres**

Lease: Call for Price (Occupancy in 12 months)

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

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, 31.92 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, Helix micro rebar, 10 mil vapor barrier

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. LED 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: Multiple fiber providers 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:

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Please reference building VP-153

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Industrial Building Program

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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 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

Virginia Seal Products	108,000 SF
U.S. Merchants	130,080 SF
Carolina Container, Corp.	87,100 SF
Campofrio	148,000 SF
Mount-It!	50,880 SF
SCM	650,250 SF
Metl Span	84,500 SF
GOYA Foods	109,000 SF
Worldwide Retail Systems	194,880 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)