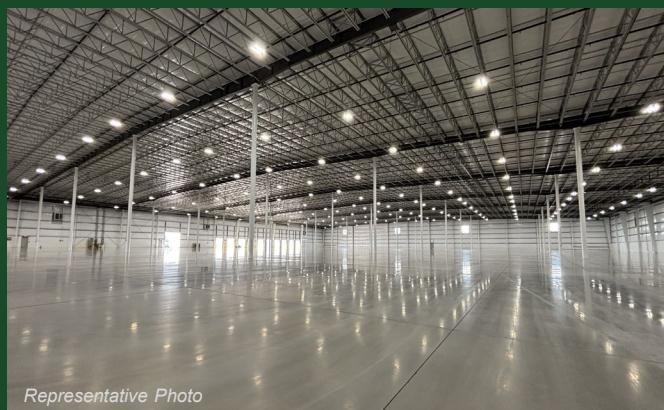




## Industrial Building Program



Representative Photo



Representative Photo



### CONTACT:

John Bainer (865) 719-3902

[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)

Please reference building TL-178

### Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716

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

[www.hollingsworthcos.com](http://www.hollingsworthcos.com)

## Loudon, TN • Huntington Business Park

TL-178 • 126,696 SF • 20.60 Acres

**Lease:** **Call for Rate (Available Q1 2027)**

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

**Location:** Knoxville, TN MSA/I-75 and I-40 Access

**Labor:** 431,595 Workers/50 Mile Radius

### General Building Features

**Size:** 126,696 SF, 20.60 Acres, Virtually Complete Building Planned

**Expandability:** Preplanned expansion up to 234,696 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:** Ten (10) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

**Parking:** 53 car spaces (additional possible)

**Utilities:** Water and Sewer: Loudon Utilities Board

**Electric and Gas:** Loudon Utilities Board

**Communication:** T1 available in addition to standard telecommunication services





## Industrial Building Program

### CONTACT:

John Bainer

VP of Industrial Real Estate

2 Centre Plaza, Clinton TN 37716

Cell (865) 719-3902

[jbainer@hollingsworthcos.com](mailto:jbainer@hollingsworthcos.com)

# Huntington Business Park, Loudon, TN

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.



### HUNTINGTON BUSINESS PARK – LOUDON, TN

AHF (Leased)	130,424 SF
Hanon Systems (Leased)	195,360 SF
Hanon Systems (Leased)	195,360 SF
<b>TL-177 (AVAILABLE Q1 2027)</b>	<b>173,760 SF</b>
<b>TL-178 (AVAILABLE Q1 2027)</b>	<b>126,696 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)**