



Industrial Building Program



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**CONTACT:**

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Please reference building TL-177

**Corporate Headquarters**

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www.hollingsworthcos.com

**Loudon, TN • Huntington Park  
TL-177 • 173,760 SF**

**Lease: Call For Price**

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

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

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

**General Building Features**

**Size:** 173,760 SF, 19.20 Acres, Virtually Complete Building Planned

**Structure:** Pre-engineered steel column and beam design

Bay spacing 60' x 60', minimum clear height 32'

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

**Floor:** 6" 4,000 psi concrete, Helix microfiber reinforcing,  
10 mil vapor barrier

**Roof:** 24 gauge standing seam Galvalume

30-year service life, landlord maintains at no cost to tenant

**Sprinklers:** ESFR specifications, 100% wet sprinkler

**Power:** 1200 Amp 277/480 volt 3 Phase service minimum, LED lighting

**HVAC:** Efficient suspended gas forced-air unit heaters

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

**Parking:** 79 car spaces (additional possible)

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

**Electric and Gas:** Loudon Utility Board

**Communication:** T1 available and standard telecommunication services

**Expandability:** Preplanned expansion up to 238,560 total square feet





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CONTACT:

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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 Park - TN

TL-174 - 130,424 SF (Leased)

TL-175 - 195,360 SF (Leased)

TL-176 - 195,360 SF (Leased)

TL-178 - 126,696 SF (Available)

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)