



Industrial Building Program



File Photo Similar



File Photo Similar

CONTACT:
John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building ND-158

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
Office (865) 457-3601 Fax (865) 457-3602
www.hollingsworthcos.com

**Mocksville, NC • SouthPoint Business Park
ND-158 • 152,241 SF • 16.3 Acres**

Lease: \$7.65 PSF (Available Now)

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

Purchase: Call for Price

Location: Winston/Salem, NC MSA, Close to Charlotte metro;
1 Mile to I-40, 18 Miles to I-77 and 24 Miles to I-85

Labor: 1,000,000 Workers/50 Mile Radius

General Building Features

Size: 152,241 SF, 16.3 Acres

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

Metal rear expansion wall - Expandable to 217,041 SF.

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: Designed to ESFR specifications, 100% wet sprinkler

Power: 1200 Amp 277/480 volt 3-Phase service minimum, 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: 45 car spaces (additional possible)

Utilities: Water and Sewer: Town of Mocksville

Electric: Energy United Cooperative • Gas: Piedmont

Communication: Fiber Optics available in addition to standard
telecommunication services

Expandability: Preplanned expansion up to 217,041 total square feet





Industrial Building Program

CONTACT:

John Bainer
 VP of Industrial Real Estate
 2 Centre Plaza, Clinton TN 37716
 Cell (865) 719-3902
 jbainer@hollingsworthcos.com

SOUTHPOINT Business Park, NC
 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 - NC

Comfort Bilt	216,000 SF
Gesipa	75,480 SF
Metl Sales	81,696 SF
Amarr Garage Doors	108,766 SF
Larson Manufacturing	130,560 SF
Concordance Healthcare	72,480 SF
Guidecraft Inc.	90,960 SF
Scott Bader Inc.	108,960 SF
Palltronics	252,800 SF
ND-157 - Available Now	130,492 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)