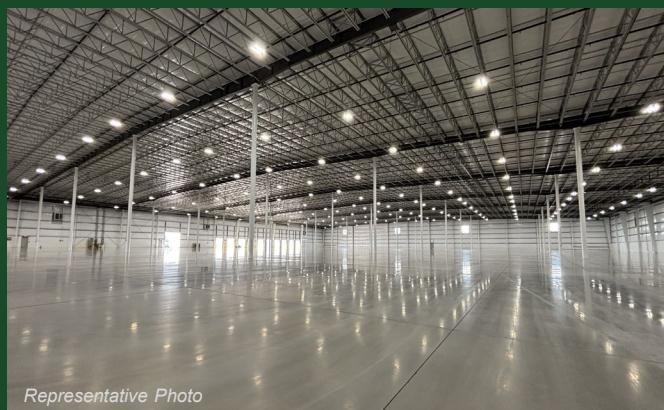




Industrial Building Program



Representative Photo



Representative Photo



CONTACT:

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Please reference building TL-177

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716

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

www.hollingsworthcos.com

Loudon, TN • Huntington Business Park

TL-177 • 173,760 SF • 19.20 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: 173,760 SF, 19.20 Acres, Virtually Complete Building Planned

Expandability: Preplanned expansion up to 238,560 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: 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 Utilities Board

Electric and Gas: Loudon Utilities Board

Communication: T1 available in addition to standard telecommunication services





CONTACT:

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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
TL-177 (AVAILABLE Q1 2027)	173,760 SF
TL-178 (AVAILABLE Q1 2027)	126,696 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)