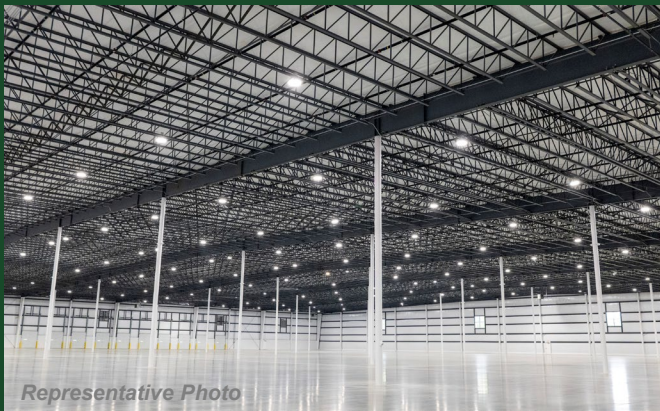


THE
Hollingsworth
COMPANIES

Industrial Building Program



Representative Photo



Representative Photo



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building TP-198

Corporate Headquarters

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

8/18/2026

*Price subject to change without notice

Cookeville, TN • Highlands Business Park

TP-198 • 216,000 SF • 27.26 Acres

Lease: Call for Rate (Available Q3 2027)

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

Purchase: Call for Price

Location: Cookeville, TN, I-40 Access

Labor: 49,000 Workers/50 Mile Radius

General Building Features

Qualified Production Property ("QPP"): This property can qualify

Size: 216,000 SF, 27.26 Acres, Upfit Ready Industrial Building

Expandability: Preplanned expansion up to 302,400 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

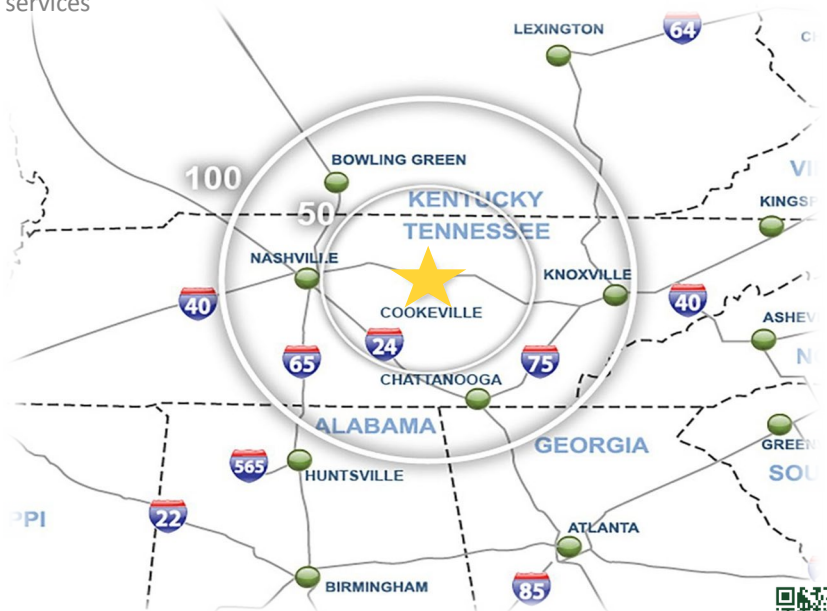
Docks: Twelve (12) 9' x 10' loading doors and one (1) drive-thru (14' x 14') door

Trailer Drops: Eighteen (18) 11' x 50'

Parking: 138 car spaces (additional possible)

Utilities: Electric, Water, and Sewer: City of Cookeville Utilities

Communication: T1 available in addition to standard telecommunication services



Scan or Click QR Code For More Property Details on Website





CONTACT:

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

Highlands Business Park, Cookeville, 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.



HIGHLANDS BUSINESS PARK – COOKEVILLE, TN

Ficosa (Leased)	272,000 SF
Victaulic (Leased)	227,760 SF
TP-179 (AVAILABLE NOW)	152,250 SF
TP-198 (AVAILABLE Q3 2027)	216,000 SF

Close by Highlands Business Park:

Academy Sports Distribution Center
FedEx Distribution Center
Colorobbia, Inc.
Polcart, Inc.
Edmar Corporation

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)