



Industrial Building Program



CONTACT:

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Please reference building TA-162

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716

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

www.hollingsworthcos.com

Anderson Co. • David Jones Industrial Park

1547 Mountain Road, Andersonville, TN 37705

TA-162 • 13,020 SF Office For Lease

Professional Office Available for Immediate Lease (Turn-Key)

Lease: Call for pricing

(10 Year Modified Gross Lease, 3% or CPI annual increase, whichever is greater. Rate subject to change.) *

Location: Knoxville, TN MSA, Three miles to I-75, 0.2 miles to Highway 61

Labor: 577,082 Workers/50 Mile Radius

General Building Features

- Size:** 13,020 SF Overall
 - 11 Executive Offices (1,630 SF)
 - 58 Modular Workstations
 - Conference Room
 - Training Room
 - Lunchroom
 - Lockable IT Server Room
- HVAC:** Fully Air-Conditioned
- Parking:** 80 Car Spaces (additional possible)
- Other Features:**
 - Furnished for immediate use
 - Ample Natural Daylight with 13 Foot Ceilings
 - High Image Facility and Offices with Carpet, Tile, and LVT Flooring
 - Individual Signage Available
 - Professionally Landscaped
 - Convenient Access
 - Excellent Value in Growing Market





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David Jones Industrial Park, Andersonville, TN
1547 Mountain Road, Andersonville, TN 37705

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. We are your real estate partners and charge no commission.
6. Streamlined development packaging including: site selection, construction, local compliance, finish and financing.



DAVID JONES IND. PARK – ANDERSONVILLE, TN

TA-109: Dynasty Kitchen & Bath	124,500 SF
TA-110: Advanced Auto	115,300 SF
TA-113: Seneca Medical	100,000 SF
TA-162: (AVAILABLE NOW)	13,020 SF
TA-165: SL America	126,800 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)