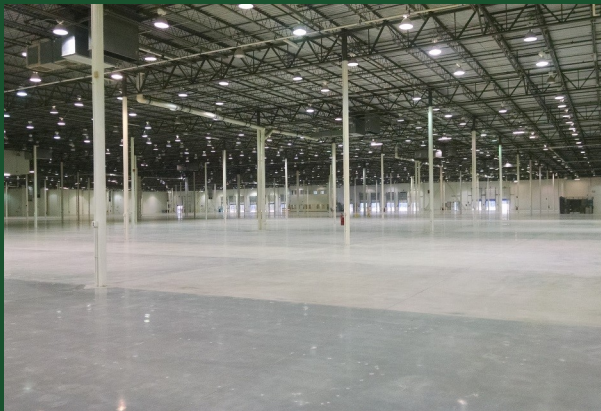




Industrial Building Program



CONTACT:

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tmann@hollingsworthcos.com
Please reference building NC-512

Corporate Headquarters

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

Fayetteville, NC

NC-512-15 • 259,960 SF on 31 Acres

Lease: \$ 3.57 PSF

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

Purchase: \$ 12,285,700

(Just \$47.26 per building square foot, including land) *

Location: 1.9 Miles from I-95 in Cumberland County

Labor: 129,047 Workers in Cumberland County

General Building Features

Size: 259,960 SF on 31 Acres, Including 10,360 SF office

Year Built: 1992

Warehouse or Production Space: 249,600 SF; 480' x 520'

Structure: Structural steel with precast concrete panels, 40' x 40'

Bay Spacing, 24' of clear height with task lighting available in portions of space

Exterior Walls: Exposed aggregate concrete panels

Floor: 6" 4,000 PSI diamond polished concrete slab with 4" concrete in the office

Roof: New fully adhered, 60 mil, TPD Roof

Sprinklers: 100% Wet Sprinkler System conforming to NFPA

Power: 2000 Amp: 277/480-3-60 service

Lighting: LED high efficient lighting throughout the production and warehouse space

HVAC: 100% air-conditioned; (24) roof mounted Trane systems with natural gas heat

Docks: (18) - 8'x10' dock high spaces with new seals and a mix of levelers, lights, and truck restraints

Parking: 207 marked car spaces with additional paved parking available for 50 cars or 20 trailers

Utilities: Water, Sewer, and Electric provided by Public Works Commission; Gas provided by Piedmont Natural Gas

Communication: (Fire, Burglar, Phone, & Fiber): Century Link

Expandability: Up to an additional 249,600 SF for a bldg size of 509,560 SF



Fayetteville, NC Cumberland County



Industrial Building Program

CONTACT:

Tom Mann

Sr VP of Industrial Real Estate

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Six Reasons to Choose a Hollingsworth Facility:

1. Purchase, lease or lease with a purchase option.
2. Cost effective custom tenant finishes to meet your specs and budget.
3. Pre-planned expansion options to facilitate future growth.
4. Streamlined development packaging including: site selection, construction, local compliance, finish and financing. Occupancy in as little as 60 days.
5. Proven cost effective and available labor resulting in high productivity operations.
6. Strategic logistics locations on interstates.



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. Hiescher, 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. (Penzoll)