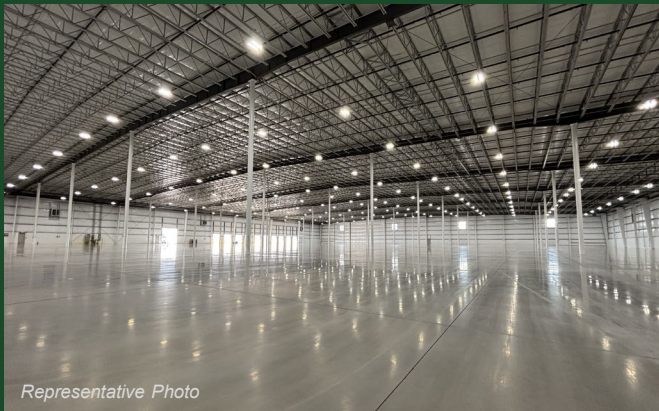


THE
Hollingsworth
COMPANIES

Industrial Building Program



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building MG-190

Corporate Headquarters

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

6/2/2025

*Price subject to change without notice

Grenada, MS • SouthPoint Business Park
MG-190 • 126,910 SF • 11.55 Acres

Lease: Call for Rate (Available Q1 2026)

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

Location: Grenada, MS MSA; Strategically positioned between Memphis and Jackson; Direct access to I-55

Labor: 250,000 Workers/50 Mile Radius

General Building Features

Size: 126,910 SF, 11.55 Acres

Expandability: Preplanned expansion up to 180,910 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32' minimum clear height

Bay 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 277/480-volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended gas forced-air heaters

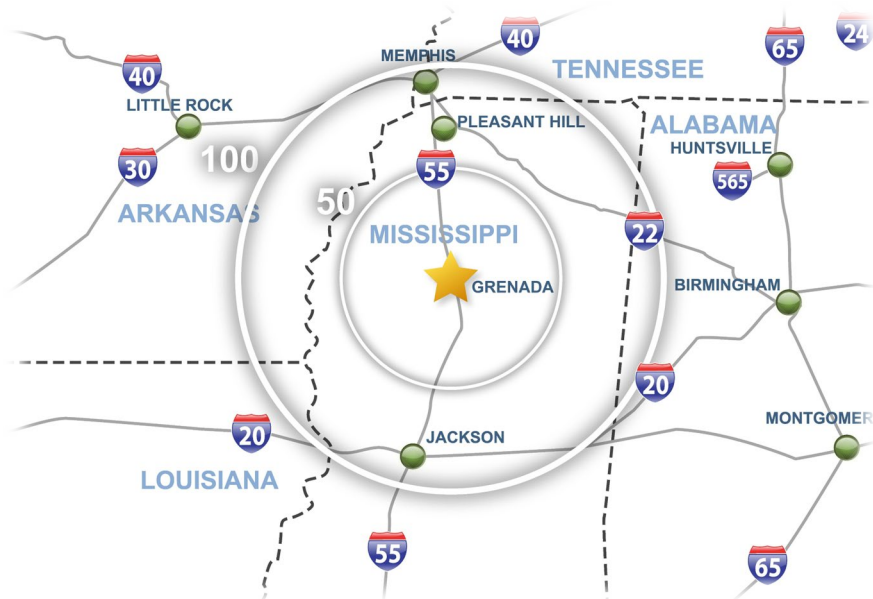
Docks: Ten (10) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 51 car spaces (additional possible)

Utilities: Water and Sewer: GT&Y Utility District

Electric: Tallahatchie Valley Electric Power Association • Gas: Atmos

Communication: Fiber Optics available in addition to standard
telecommunication services: Sparklight





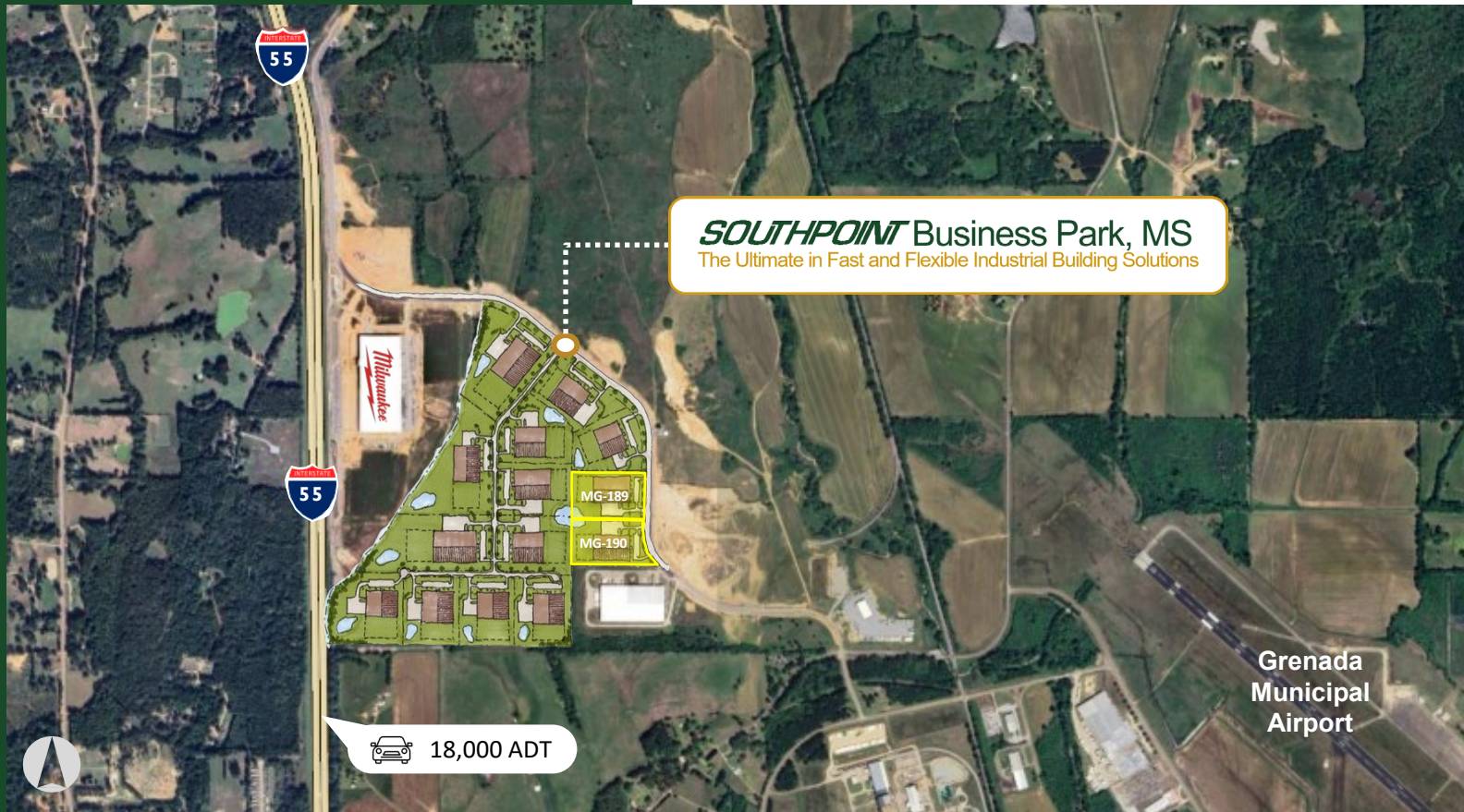
CONTACT:

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***SOUTHPOINT* Business Park, MS**
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.



SOUTHPOINT BUSINESS PARK - MS

MG-189 – AVAILABLE Q1 2026	173,883 SF
MG-190 – AVAILABLE Q1 2026	126,910 SF
Build-to-Suit	108,000 SF
Build-to-Suit	152,200 SF
Build-to-Suit	215,600 SF
Build-to-Suit	258,800 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)