



Industrial Building Program



CONTACT:

Will Blackwell
VP of Industrial Real Estate
Two Centre Plaza, Clinton, TN 37716
Mobile: (804) 586-9197
wblackwell@hollingsworthcos.com
www.hollingsworthcos.com

SOUTHPOINT Business Park, VA The Ultimate in Fast and Flexible Industrial Building Solutions

SOUTHPOINT Business Park – Prince George County, Virginia, founded by **The Hollingsworth Companies** in 1997, has been the recipient of the National Associations of Counties award for the “Best Semi-Rural Economic Development Public-Private Partnership in the Nation.

The Hollingsworth Companies has already delivered nine buildings to various clients and we see no sign of this pace slowing down. Phase I lots vary in size (up to 75 acres) and Phase II includes an additional 200+ acres for building projects.

SOUTHPOINT Virginia, situated in Prince George County has already developed over 1,000,000 square feet of Class A industrial space. Five buildings have become FINISH-TO-SUIT projects and the remaining four were BUILD-TO-SUIT projects ranging in size from 52,000 square feet to 109,000 square feet. This park includes a FUND-TO-SUIT project with 155,000 square feet requiring over \$20M in start-up funding.

The Hollingsworth Companies welcomes FINISH-TO-SUIT, BUILD-TO-SUIT, and FUND-TO-SUIT projects ranging in size from 50,000 to 500,000 square feet. The only thing you need to remember is: **Hollingsworth makes it happen!**

Location Features

- Super I-95, I-85 and I-295 Access and 24-Miles to I-64
- Within 750 miles of over 50% of Nation's Population
- Prime VA location with East-West, North-South Shipping Corridors
- Right-to-Work State
- Competitive Pricing
- Stable Co-op Power Rates and Productive Workforce
- 60+ Motor Freight Lines Serve Richmond MSA
- No State Sales Tax on Raw Materials and Purchases Related to Machinery, Tools, Spare Parts and Industrial Fuels
- Superior Quality of Life
- Richmond MSA and Regional Air Service Less than 30 Minutes Away
- Located in Foreign Trade Zone
- 60 miles from Port of Hampton Roads, VA



Industrial Building Program

Partial Client Listing:

Northrup-Grumman, Finish-To-Suit

Metl Span Industries, Build-To-Suit

Advance Auto Parts, Finish-To-Suit

US Postal Service, Finish-To-Suit

Service Center Metals, Fund-To-Suit

Timken, Finish-To-Suit

Cogentrix, Build-To-Suit

Music Link, Finish-To-Suit

GESIPA, Finish-To-Suit

Larson Window and Door, Finish-To-Suit

Shawmut, Finish-To-Suit

Reliance Worldwide, Build-To-Suit

Goya Foods, Build-To-Suit

Teledyne Brown Engineering, Finish-To-Suit

Seneca Medical Group, Finish-To-Suit

LaSalle Bristol, Finish-To-Suit

We have developed or purchased over 15 million square feet of space over the past 16 years.



Finish-To-Suit

Move into one of our Virtually Complete Buildings in as little as 30 days and take advantage of 32' clear height, 60' x 60' bay spacing, ESFR fire suppression systems, and pre-planned expandability.



Build-To-Suit

We can construct a new facility to your needs in as little as 20 weeks for quick ship sizes of 86,000 SF, 108,000 SF and 129,000 SF or specify the clear height, bay spacing, up-fit, dock door access, fire protection systems to your exact specifications.



Fund-To-Suit

We have experience partnering with our clients. Not only can we provide you with a building and excellent terms, we also will consider taking an equity position in your business to help leverage a new start-up business or expand an existing business.

