



Industrial Building Program



**CONTACT:**

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Please reference building ND-131

**Corporate Headquarters**

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# Mocksville, NC • SouthPoint Business Park ND-131 • 90,960SF • 14 Acres

**Lease: \$3.47 PSF**

(Based on NNN Lease, 10 year, 3% annual increases, subject to change without notice)

**Purchase: \$3,610,000**

(Just \$39.69 per building square foot, including land, subject to change without notice)

**Location:** Winston/Salem, NC MSA, 1 Mile to I-40, 18 Miles to I-77 and 24 Miles to I-85

**Labor:** 1,000,000 Workers/50 Mile Radius

## General Building Features

**Size:** 90,960 SF, on 14.45 Acres

**Office Area:** 4,738 SF / Class A

**Year Built:** 2000

**Structure:** Pre-engineered steel column and beam design.

Bay spacing - 30' x 60', minimum clear height 24'.

**Walls:** Split face masonry three sides to 7'-4", metal to eaves.

Metal rear expansion wall.

**Floor:** 6"- 4,000 psi concrete heavy wire mesh and fiber mesh reinforcing.

**Roof:** 24 gauge standing seam Galvalume.

30-year service life, low maintenance.

**Sprinklers:** Ordinary Hazard, Type II, 100% wet sprinkler.

**Power:** 3000 Amp 277/480 volt service minimum.

**Lighting:** 400 watt metal halide fixtures.

**HVAC:** Efficient suspended gas forced-air heaters.

**Docks:** Five (5) 9' x 10', one (1) 12'x16' loading doors, and one (1) drive thru (12' x 14') door.

**Parking:** 79 car spaces

**Utilities:** Water and Sewer: City/County Utility District

Electric: Energy United Cooperative • Gas: Piedmont

**Communication:** Fiber Optics available in addition to standard telecommunication services.

**Expandability:** up to 108,960 total square feet.





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**CONTACT:**

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## ***SOUTHPOINT*** Business Park, NC

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 high productivity operations.
3. Purchase, Lease or Lease with a Purchase Option.
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. Occupancy in as little as 60 days.



### **SOUTHPOINT BUSINESS PARK - NC**

Larson Manufacturing, 216,000 SF  
Gesipa, 75,480 SF  
Metl Sales, 81,696 SF  
Amarr Garage Doors, 108,766 SF  
Novant, 130,560 SF  
ND-144, Seneca Medical  
ND-149, 108,480 Sf, Ready for Occupancy

### **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)**