



Industrial Building Program

SOUTHERN
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PROJECT OVERHAUL COOKEVILLE TENNESSEE FACILITY



File Photo of Facility similar to Planned facility

Highlands Business Park
Cookeville, Tennessee
152,960 square feet



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S O U T H E R N
A D V A N T A G E

May 5, 2023

John Ward
Matt Billings
City of Cookeville
Economic Development
45 E Broad Street
Cookeville, Tennessee 38501

ALABAMA

RE: Project Overhaul
Hollingsworth Complete Industrial Building
Cookeville, TN - Highlands Business Park

GEORGIA

Dear Mr. Billings and Mr. Ward:

We are excited to be working again with the City of Cookeville to attract high quality manufacturing companies to Cookeville. The great location on I-40 and a steady flow of engineering talent out of Tennessee Tech make Cookeville a location that is hard to beat.

NORTH CAROLINA

We are currently in the process of preparing development plans for two lots in Highlands Business Park. Project Overhaul sounds like a good fit for the park and our roster of high quality manufacturing clients. In order to accommodate their desired future growth, we have sited the building on Lot G at the corner of Highlands Park Boulevard and Venture Drive.

TENNESSEE

We are 100% industrially focused and can often use our experience to maximize plant efficiencies, which is a service we provide at no additional cost as we develop the real estate solution that best fits Project Overhaul's operation. Our current portfolio of leased industrial facilities is over 15,000,000 square feet and covers 14 different states.

VIRGINIA

TWO CENTRE PLAZA
CLINTON, TN 37716

865-457-3701 PHONE

865-457-5476 FAX

We are totally vertically integrated industrial real estate providers. We handle the design, construction and leasing with a stable team that has worked together for years, not a group thrown together ad hoc on a per project basis. This also allows us to be a single point of responsibility for cost and time of delivery. We are long term holders of the industrial facilities we build. This is important for fast growing companies that want to continue to grow and

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expand their facility. We will be there for them when they are ready to capture the business opportunity.

We have provided the general specifications included in the pricing for the building. The building is based on our time-tested industrial building design that has already been value engineered for maximum flexibility and maximum value. We have attached floor plans for the site and a picture on the cover of this proposal of the proposed building to give you a better sense of the building.

ALABAMA

The Cookeville Build-to-Suit project would take 11 months to construct from the date of lease signing.

GEORGIA

As a new, purpose-built facility Project Overhaul will gain maximum operating efficiencies immediately, and maintain that efficiency as they grow the business in this location. **Hollingsworth makes it happen!**

NORTH CAROLINA

Sincerely,

Tom Wortham

Senior Vice President of Architecture and Business Development

TENNESSEE

CC: Joe Hollingsworth, Jr. CEO
To Mann, SVP Real estate

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TP-180 BUILDING, COOKEVILLE, TENNESSEE

Industrial Park Location:	Highlands Business Park Cookeville, TN 18.76 acres +/-
Building Size:	420' x 360' with an architectural entry feature for a total of 152,960 square feet (14210M ²)
Rentable Area:	Requested Upfits of 28,000 Sf with ½ on the second floor would add 14,000 square feet to the total rentable area of the facility for a total rentable area of: 166,960 SF (15511M ²) for Phase I.
Building Expansion:	The site allows for an expansion of 420' x 300' for an addition of 126,000 square feet (11705M ²)
Interior Clear Height:	Minimum 30' (9.1M) beneath mainframe steel at eaves
Column Spacing:	60' x 60' (18.3M x 18.3M) wide spacing
Rental Rate Options:	<i>Rental rates are based on the assumed bankable credit of the tenant entity and using our standard Commercial Industrial triple net lease agreement.</i> Ten (10) Year Term – 166,960sf Building Rate Building & Improvements \$20.84/SF/YR + Consumer Price Index (CPI) annual rate adj. Plus 3 - Five (5) Year Renewals Based on the same terms and conditions. OR Fifteen (15) Year Term – 166,960sf Building Rate Building & Improvements \$17.88/SF/YR + Consumer Price Index (CPI) annual rate adj. Plus 3 - Five (5) Year Renewals Based on the same terms and conditions
Rental Term:	Based on a final accepted Lease this Build-to-Suit facility by May 31, 2023, the building would be ready

ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

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Construction: **100% recycled steel rigid frame** construction with longspan barjoist secondary framing at roof for high flexibility and low maintenance. Split face masonry on three sides up to 7'-4", then insulated metal to the eaves.

Floor: **166,960 SF (15511M²) Warehouse: 8" 4000 psi** laser-leveled concrete floor with Helix micro-rebar reinforcing.

GEORGIA

Roof: 24 gauge standing seam Galvalume, 25 year warranty insulated and highly reflective and totally recyclable.

Electrical Service: **7500 amp 480/277 V**, 3 Phase main electrical service provided through (3) 2500 Amp 480/277V switchgear in three separate service entries. Local utility company Aid to Construction costs are not included in Lease rate quotations.

NORTH CAROLINA

Lighting: High output LED lighting to produce 35 footcandles of illumination. Clerestory windows provided in the expansion wall to provide natural lighting in the production areas.

TENNESSEE

Water: 8" fire sprinkler riser into building;
2" metered domestic water service

Sewer: 6" gravity fed sanitary sewer

Heat and Ventilation: Suspended forced air natural gas unit heaters will be provided, and ventilation fans for 1 air changes per hour.

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Production hall air conditioning utilizing Air Rotation units distributed throughout the space supplied with chilled water from modular chiller units. Estimated cooling load **300 tons cooling**. Process loads and shift size confirmation will need to be analyzed to confirm actual cooling loads required.

Parking: **200** car spaces



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Docks:

Ten (10) 9' x 10' dock-high doors

Each dock location provided with a 30,000 lb. rated mechanical pit style leveler and dock seal.

One (1) 14' x 14' drive through door with ramp

Fire Protection Sprinkler:

ESFR wet fire protection system

Office Upfits:

The building rental rates quoted include **28,000sf (2600M²)** of finished office spaces, Labs and weld room with approximately half to spaces located on the second floor. Included is one elevator and four sets of stairs for exiting purposes. Associated restroom facilities with 22 toilets are also included. All office construction shall be in accordance with the Hollingsworth Companies' Standard Commercial Office Specifications. All design and construction costs for these improvements are included in the rental rates quoted. Our in-house architect will prepare an office layout for your review and approval.

Offer:

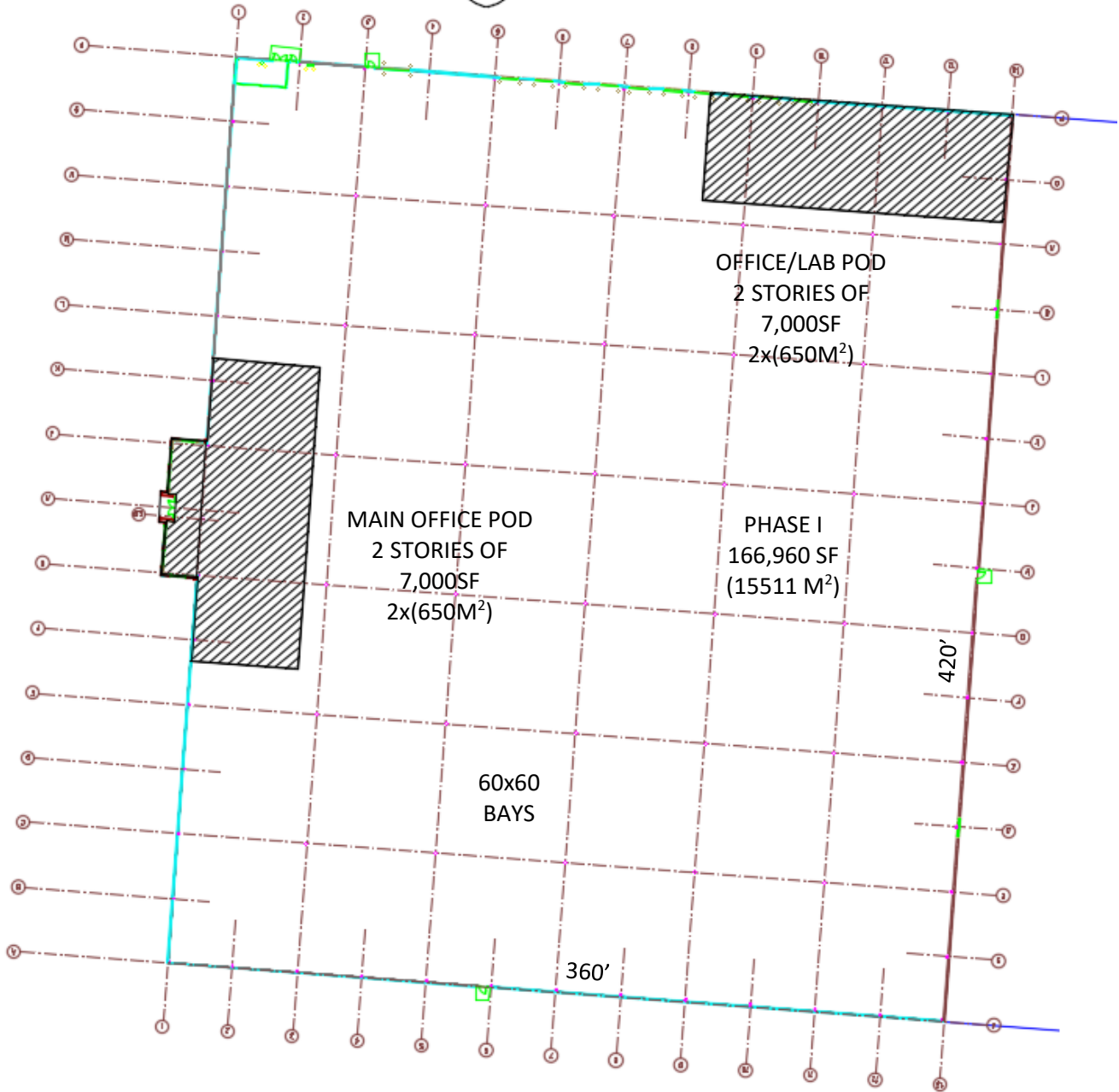
Only a fully executed and delivered Lease shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity and have already included a discount for the tenant not using a real estate broker. All offers are only valid for 30 days from the date of this proposal.



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FLOOR PLAN HIGHLANDS BUSINESS PARK





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SITE PLAN HIGHLANDS BUSINESS PARK

