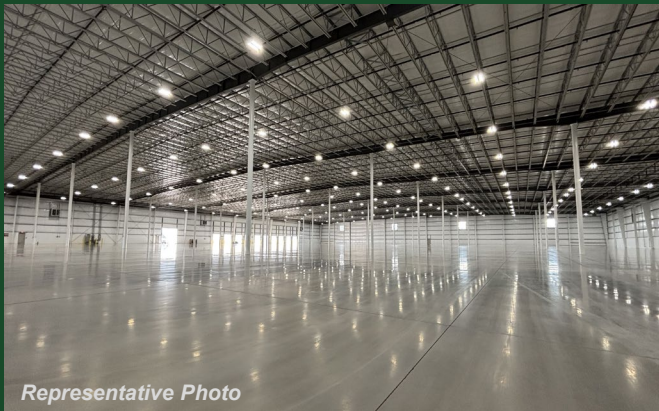


THE
Hollingsworth
COMPANIES

Industrial Building Program



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building TM-192

Corporate Headquarters

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

Sweetwater, TN • 75 Regional Commerce Park
TM-192 • 130,477 SF • 17.88 Acres

Lease: Call for Rate (Available Q2 2027)

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

Purchase: Call for Price

Location: Knoxville & Chattanooga TN MSA / I-75 and I-40 Access

Labor: 500,000+ Workers/50 Mile Radius

General Building Features

Qualified Production Property ("QPP"): This property can qualify

Size: 130,477 SF, 17.88 Acres, Virtually Complete Building Planned

Expandability: Preplanned expansion up to 195,277 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32' minimum clear height

Column Spacing: 60' x 60'

Walls: Split face masonry three sides to 7'-4", insulated metal to eaves;
Insulated metal demountable 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 480/277 volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended gas forced-air heaters

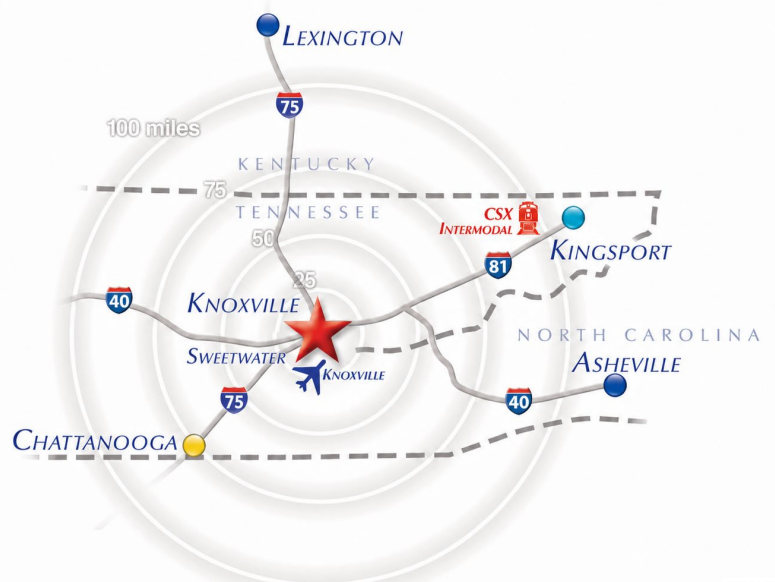
Docks: (13) 9' x 10' loading doors and (1) drive-thru (14' x 14') door

Parking: (64) car spaces; additional possible

Utilities: Water: Watts Bar Utility District; Sewer: Sweetwater Utilities Board

Electric and Gas: Sweetwater Utilities Board

Communication: T1 available in addition to standard telecommunication services



Scan or Click QR Code For More Property Details on Website





CONTACT:

John Bainer
VP of Industrial Real Estate
2 Centre Plaza, Clinton TN 37716
Cell (865) 719-3902
jbainer@hollingsworthcos.com

75 Regional Commerce Park, Sweetwater, TN
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.



**75 REGIONAL COMMERCE PARK
SWEETWATER, TN**

TM-192 – AVAILABLE Q2 2027	130,477 - 195,277 SF
TM-193 – AVAILABLE Q2 2027	173,824 - 325,024 SF
Lot 2 (Build-to-Suit)	108,000 - 130,000 SF
Lot 4 (Build-to-Suit)	195,000 - 298,000 SF
Lot 5 (Build-to-Suit)	151,000 - 324,000 SF
Lot 6 (Build-to-Suit)	151,000 - 256,000 SF
Lot 7 (Build-to-Suit)	130,000 - 326,000 SF
Lot 8 (Build-to-Suit)	108,000 - 326,000 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)