

# Cookeville, TN • Highlands Business Park

TP-179 • 152,250 SF • 15.59 Acres

**Lease:** \$8.79 PSF (Available Now)

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

**Purchase:** Call for Price

**Location:** Cookeville, TN, I-40 Access

**Labor:** 49,000 Workers/50 Mile Radius

## General Building Features

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

**Size:** 152,250 SF, 15.59 Acres, Upfit Ready Industrial Building

**Expandability:** Preplanned expansion up to 202,650 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", 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 480/277 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

**Trailer Drops:** Sixteen (16) 11' x 50'

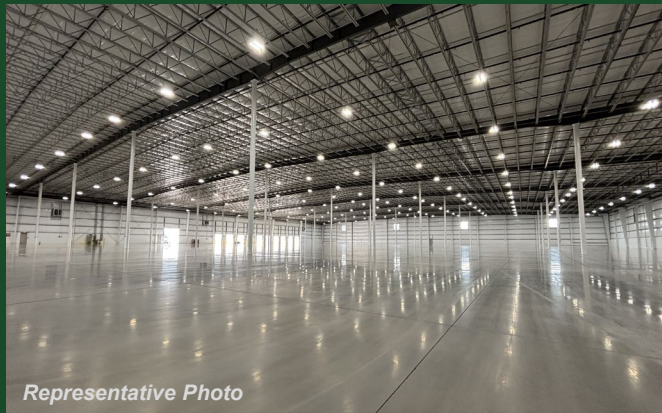
**Parking:** 71 car spaces (additional possible)

**Utilities:** Electric, Water, and Sewer: City of Cookeville Utilities

**Communication:** T1 available in addition to standard telecommunication services



Representative Photo



Representative Photo



## CONTACT:

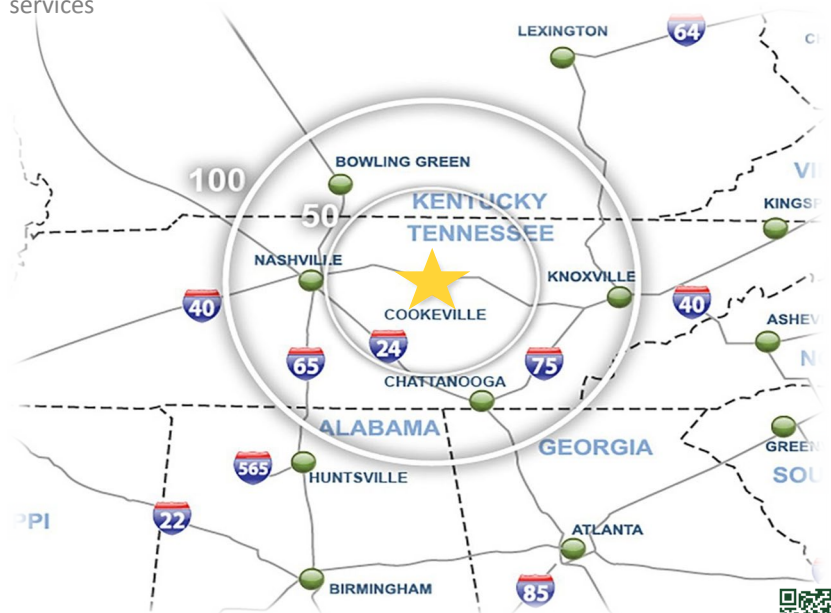
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Please reference building TP-179

## Corporate Headquarters

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5/28/2026

\*Price subject to change without notice



Scan or Click QR Code For More Property Details on Website





# Highlands Business Park, Cookeville, 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.

**CONTACT:**

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**HIGHLANDS BUSINESS PARK – COOKEVILLE, TN**

Ficosa (Leased)	272,000 SF
Victaulic (Leased)	227,760 SF
<b>TP-179 (AVAILABLE NOW)</b>	<b>152,250 SF</b>

Close by Highlands Business Park:  
 Academy Sports Distribution Center  
 FedEx Distribution Center  
 Colorobbia, Inc.  
 Polcart, Inc.  
 Edmar Corporation

**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)**