

THE Hollingsworth COMPANIES
Industrial Building Program



Representative Photo



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CONTACT:

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 Please reference building TL-177

Corporate Headquarters

Two Centre Plaza, Clinton, TN 37716
 Office (865) 457-3601 Fax (865) 457-3602
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Loudon, TN • Huntington Business Park

TL-177 • 173,760 SF • 19.20 Acres

Lease: Call for Rate (Available Q2 2026)

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

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

Labor: 431,595 Workers/50 Mile Radius

General Building Features

Size: 173,760 SF, 19.20 Acres, Virtually Complete Building Planned

Expandability: Preplanned expansion up to 238,560 total SF

Structure: Pre-engineered steel column and beam design

Clear Height: 32' minimum clear height

Bay 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 277/480-volt 3-Phase service (expandable), LED Lighting

HVAC: Efficient suspended gas forced-air heaters

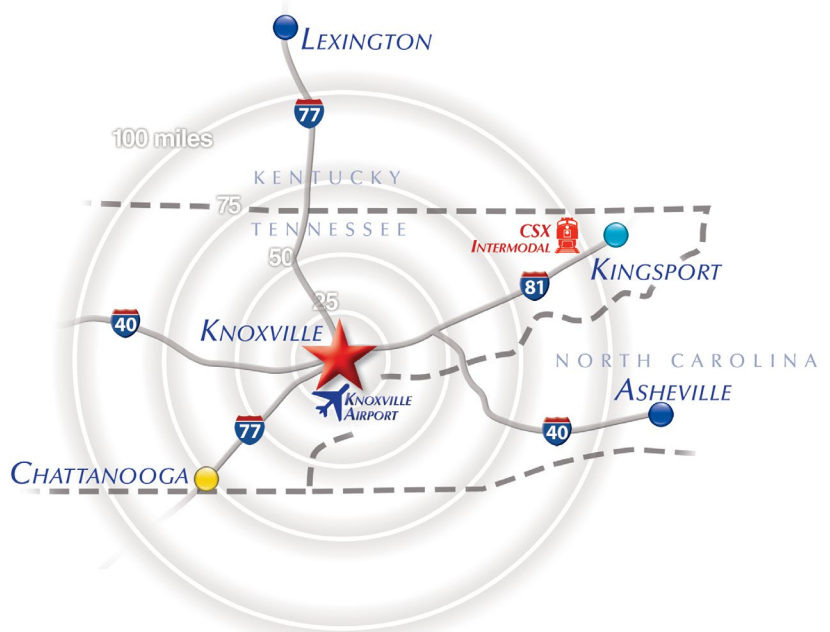
Docks: Twelve (12) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Parking: 79 car spaces (additional possible)

Utilities: Water and Sewer: Loudon Utilities Board

Electric and Gas: Loudon Utilities Board

Communication: T1 available in addition to standard telecommunication services





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Huntington Business Park, Loudon, 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.



HUNTINGTON BUSINESS PARK – LOUDON, TN

Table with 2 columns: Facility Name and Square Feet. Includes AHF (Leased) 130,424 SF, Hanon Systems (Leased) 195,360 SF, TL-177 (AVAILABLE Q2 2026) 173,760 SF, and TL-178 (AVAILABLE Q2 2026) 126,696 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)