

THE
Hollingsworth
COMPANIES

Industrial Building Program



Representative Photo



CONTACT:

John Bainer (865) 719-3902
jbainer@hollingsworthcos.com
Please reference building ND-144

Corporate Headquarters

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

7/29/2026

*Price subject to change without notice

Mocksville, NC • SouthPoint Business Park
Fully Air-Conditioned • 72,480 SF (Can Be Expanded)

Lease: Call for Rate (Available January 2027)

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

Purchase: Call for Price

Location: Winston/Salem, NC MSA, Close to Charlotte metro;
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

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

Size: 72,480 SF (69,746 SF Warehouse; 2,236 SF Office); 13.97 Acres

Expandability: Preplanned expansion up to 153,960 total SF

Structure: Pre-engineered steel column and beam design; Built in 2007

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 reinforced concrete, 10 mil vapor barrier

Roof: 24 gauge standing seam Galvalume, 30-year service life -
Low maintenance. Landlord maintains at no cost to Tenant. New Roof (2025)

Sprinklers: ESFR specifications, 100% wet sprinkler

Power: 1200 Amp 480/277 volt 3-Phase service (expandable), LED Lighting

HVAC: Fully Air-Conditioned Facility; Efficient suspended gas forced-air heaters

Docks: Four (4) 9' x 10' loading doors and one (1) drive thru (14' x 14') door

Trailer Drops: Twelve (12) 11' x 50'

Parking: 51 car spaces (additional possible)

Utilities: Water and Sewer: Town of Mocksville

Electric: Energy United Cooperative • Gas: Piedmont

Communication: Fiber Optics available in addition to standard
telecommunication services

Zoning: Zoned GI – General Industrial

Incentives: Located in a Foreign Trade Zone, and NC Enterprise Zone





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VP of Industrial Real Estate
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Cell (865) 719-3902
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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 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.



SOUTHPOINT BUSINESS PARK - NC

Comfort Bilt	216,000 SF
Gesipa	75,480 SF
Metl Sales	81,696 SF
Amarr Garage Doors	108,766 SF
Larson Manufacturing	130,560 SF
Guidecraft Inc.	90,960 SF
Scott Bader Inc.	108,960 SF
Palltronics	252,800 SF
Le Bleu	130,492 SF
ND-144 (AVAILABLE JAN. 2027)	72,480 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)