



Hollingsworth Building TA-162 Warehouse  
1547 Mountain Road  
Andersonville, Anderson County, Tennessee 37705

**DESCRIPTION**

13,100 SF of warehouse space available located in the David Jones Industrial Park, 3 miles from I-75, and 0.2 miles to Highway 61. There is 1576 sq feet of executive offices, fully air conditioned, ESFR sprinkler system, with one 9'x10' ground level loading door and 32' clear ceiling height.

**SALE/LEASE**

**For Lease:** Yes  
**For Sale:** No  
**Lease Price:** \$10.5  
**Lease Type:** Triple Net  
**Price Per (sqft):** \$10.5  
**Negotiable:** Yes

**SITE**

**Property Ownership:** Private  
**Shovel Ready Certified:** Yes

**BUILDING DETAILS**

**Property Detail Link:** [https://eteda.gis.webtechguru.com/?\\_sort=featured&showpropertyonmap=true&actvebasemap2d=Navigation&mapextent=-9354349,452268627,4327810,8185581155,-9357550,252828151,4325682.5,25051745&mapzoom=15&propertysearch=holli&PropertyId=1351413936](https://eteda.gis.webtechguru.com/?_sort=featured&showpropertyonmap=true&actvebasemap2d=Navigation&mapextent=-9354349,452268627,4327810,8185581155,-9357550,252828151,4325682.5,25051745&mapzoom=15&propertysearch=holli&PropertyId=1351413936)

**Business/Industrial Park:** David Jones Industrial Park  
**Data Center:** No  
**# of Stories:** 1  
**Available SqFt:** 13,100  
**Total SqFt:** 13,100  
**Available Office Space SqFt:** 1,576  
**Ceiling Height Min (ft):** 8  
**Ceiling Height Max (ft):** 32  
**Sprinklered:** Yes  
**Sprinkler Details:** ESFR

**THE VALLEY ADVANTAGE**



**WHO WE ARE**

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

**HOW WE ASSIST COMPANIES**

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

**ABOUT TVA**

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

**FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:**

**Brad Maul**  
**President & CEO**  
P: (865) 777-3833  
E: [bmaul@eteda.org](mailto:bmaul@eteda.org)  
W: [eteda.org](http://eteda.org)

**BUILDING ADD'L**

**Heated:** Yes  
**Air Conditioning:** Yes  
**Floor Thickness (inches):** 6  
**Reinforced Concrete Floor:** Yes  
**Cranes Available:** No  
**Dock High Doors Available:** No  
**Drive Ins:** No  
**# of Drive In Doors:** 1  
**Parking Available:** Yes  
**# of Parking Spaces:** 80  
**Parking Paved:** Yes

**ZONING**

**Opportunity:** No

**ELECTRIC**

**Provider:** Clinton Utilities Board  
**On-Site:** Yes

**SEWER**

**Provider:** Clinton Utilities Board  
**On-Site:** Yes

**WATER**

**Provider:** Clinton Utilities Board  
**On-Site:** Yes

**NATURAL GAS**

**Provider:** Powell-Clinch Utility District  
**On-Site:** Yes

**TELECOMMUNICATIONS**

**On-Site:** Yes

**AIRPORT**

**Nearest International:** Mc Ghee Tyson  
**To Nearest International:** 33 Miles  
**Nearest Commercial:** McGhee Tyson Airport  
**To Nearest Commercial:** 33 Miles

**INTERSTATE/HIGHWAY**

**Interstate:** I-75  
**To Interstate:** 3 Miles  
**Nearest Interstate Exit:** STATE HWY 170  
**To Nearest Interstate Exit:** 8.6 Miles  
**State Highway #1:** 61  
**To State Highway:** 0.2 Miles

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