

**INVESTMENT  
OPPORTUNITY**



# HOLLISTON HOLDINGS, LLC

905 Holliston Mills, Church Hill, TN 37642



**HELIOS**  
INVESTMENT SERVICES

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Disclaimer:

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# Investment Summary

Helios Investment Services is pleased to present exclusively for sale the 283,197 SF Holliston Holdings, LLC located at 905 Holliston Mills in Church Hill, TN. This deal includes a 30 year triple net (NNN) lease signed at the close of escrow with zero landlord responsibilities, providing for a unique investment.

## OFFERING SUMMARY

|                     |             |
|---------------------|-------------|
| <b>Price</b>        | \$8,000,000 |
| <b>Cap Rate</b>     | 9.00%       |
| <b>NOI</b>          | \$720,000   |
| <b>Price per SF</b> | \$28.25     |

## PROPERTY SUMMARY

|                      |  |
|----------------------|--|
| <b>Address</b>       | 905 Holliston Mills Church Hill, TN 3764 |
| <b>County</b>        | Hawkins                                  |
| <b>Building Area</b> | 283,197 SF                               |
| <b>Land Area</b>     | 169.28 AC                                |



# Investment Highlights

- » 30 Year triple net (NNN) lease signed at close of escrow
- » Well below market rent
- » Zero landlord responsibilities for 30 years
- » Holliston has been in business since 1895
- » Holliston is the nation's oldest and largest manufacturer of cloth cover materials
- » Includes nearly 170 acres of land
- » Strong demographics with a population of over 500,000 residents in the tri-city area and an average household income of \$60,275 within a 5-mile radius
- » Nearby retailers include: Marathon, Rodeway Inn, Dollar General, Domino's Pizza, Food City, McDonald's, Family Dollar and Food Lion



# Lease Summary



|                                  |  |
|----------------------------------|--|
| <b>Tenant</b>                    | Holliston Holdings, LLC                |
| <b>Premises</b>                  | A Building of Approximately 283,197 SF |
| <b>Lease Commencement</b>        | Close of Escrow                        |
| <b>Lease Expiration</b>          | 30 Years From Close of Escrow          |
| <b>Lease Term</b>                | 30 Years                               |
| <b>Renewal Options</b>           | Negotiable                             |
| <b>Rent Increases</b>            | 2% Annually                            |
| <b>Lease Type</b>                | Triple Net (NNN)                       |
| <b>Use</b>                       | Manufacturing                          |
| <b>Property Taxes</b>            | Tenant's Responsibility                |
| <b>Insurance</b>                 | Tenant's Responsibility                |
| <b>Common Area</b>               | Tenant's Responsibility                |
| <b>Roof &amp; Structure</b>      | Tenant's Responsibility                |
| <b>Repairs &amp; Maintenance</b> | Tenant's Responsibility                |
| <b>HVAC</b>                      | Tenant's Responsibility                |
| <b>Utilities</b>                 | Tenant's Responsibility                |



**283,197 SF**  
SQUARE  
FOOTAGE



**\$720,000**  
ANNUAL  
BASE RENT



**\$2.54**  
RENT  
PER SF

# CHURCH HILL | HAWKINS COUNTY | TN



Church Hill, Tennessee, in Hawkins county, is 24 miles NW of Johnson City, Tennessee and 137 miles NW of Charlotte, North Carolina.

The city is included in the Johnson City-Kingsport-Bristol metropolitan area. It is a largest city located in Hawkins County, Tennessee. Church Hill is a diverse and thriving community enjoying unprecedented growth with a great history and very bright future. Church Hill is located in beautiful Northeast Tennessee, approximately 80 miles east of Knoxville. The City of Church Hill had a population of 7,058 as of July 1, 2021.

The largest industries in Church Hill, TN are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Transportation & Warehousing, Transportation & Warehousing, & Utilities, and Manufacturing. Higher education can be pursued at Walters State Community College, the University of North Carolina at Asheville and Appalachian State University. Knoxville McGhee Tyson is the nearest major airport. Due to its proximity to the City of Knoxville, Churchville can benefit from the economic

factors of the City. Knoxville is the home of the flagship campus of the University of Tennessee. Knoxville is also home to the headquarters of the Tennessee Valley Authority, which is the nation's largest public power provider. The city is home to the Tennessee Supreme Court's courthouse for East Tennessee and home to over 700 manufacturing establishments in the area.

Church Hill is just minutes away from several area lakes such as Cherokee, Boone, Wautauga, South Holston and others. Parks in the area include the Natural Tunnel State Park, Davy Crockett Birthplace State Park and Ridgefield park, which offer multiple opportunities for recreation. Local churches include the Old Union Church, Church Hill Church and Mountain View Church. Sycamore Shoals State Historic Site, the Andrew Johnson National Historic Site and the Netherland Inn are notable local historic sites. Church Hill and nearby Attractions are Rose Center Museum, Roan Mountain State Park, Harry Meader Coal Museum, Warriors Path State Park, Kingdom Come State Park and President Andrew Johnson Museum and Library.

SUBJECT PROPERTY  
HOLLISTON™

CHURCH HILL  
POST-ACUTE AND REHABILITATION CENTER

FOOD LION DG

Church Hill IS

Church Hill MS

Church Hill ES

Shell Domino's Pizza

FOOD CITY  
FAMILY DOLLAR McDonald's

Volunteer HS

Gateway SELF STORAGE MARATHON

Bays Mountain Golf Club

BINDTECH  
NSI Northern Safety & Industrial PHOENIX LOGISTICS

HUTCHINSON

Mc Pheeters Bend Elem

CARDINAL Glass Industries

**CARDINAL** ↗  
Glass Industries

**HUTCHINSON**

**BINDTECH**  
**NSI** Northern Safety & Industrial  
**PHOENIX LOGISTICS**

**DG**

11W



Volunteer HS

Lee Hwy 19,000+ VPD

Holliston Mills Rd

SUBJECT PROPERTY  
**HOLLISTON**



Church Hill Village  
Apartments

MAVERICK  
Trucking company



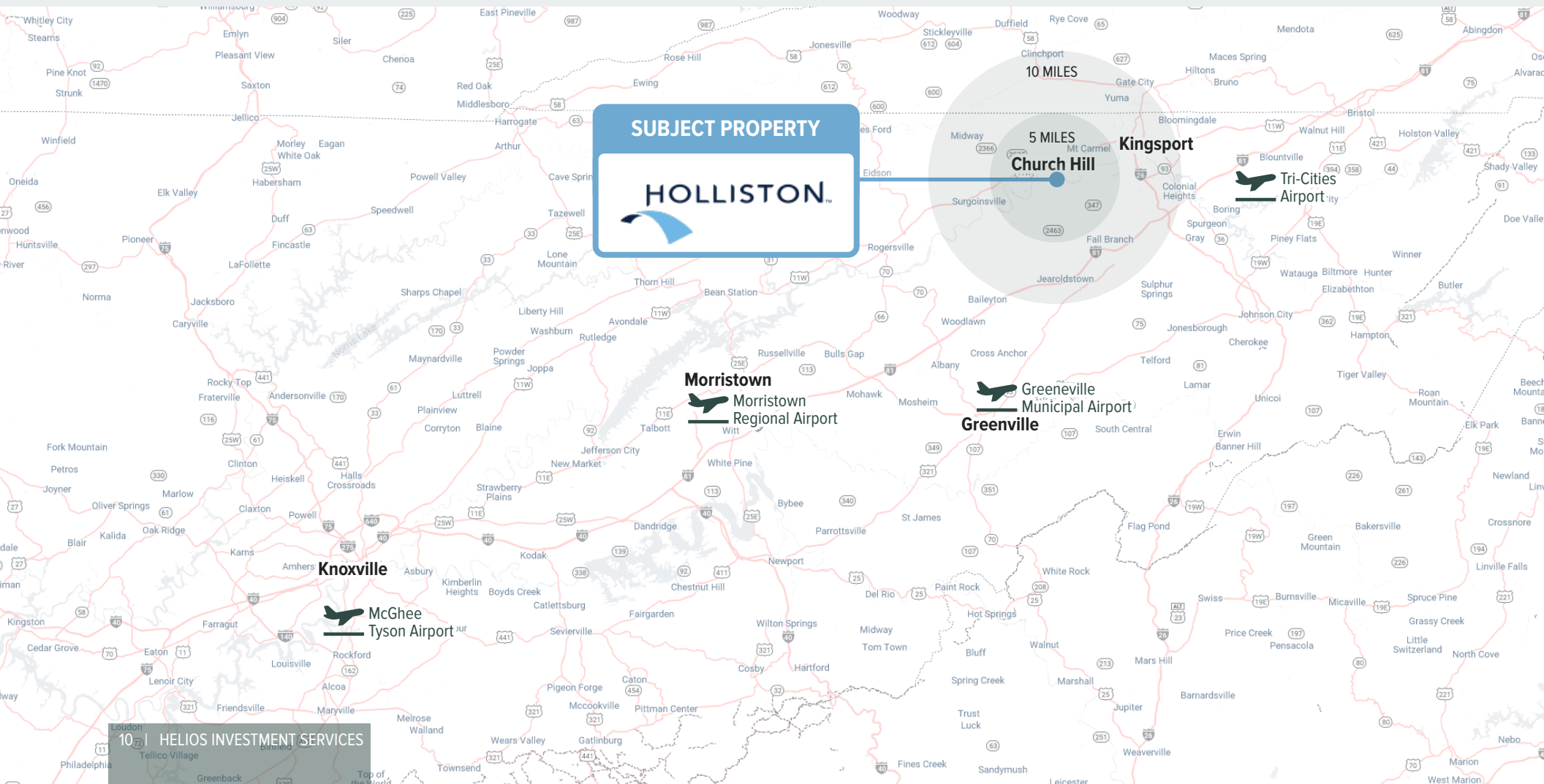
11W

Lee Hwy 19,000+ VPD

SUBJECT PROPERTY

HOLLISTON<sup>™</sup>

# Location Highlights



# Tenant Overview



As the nation's oldest and largest manufacturer of cloth cover materials, Holliston has served the book cover material, luxury packaging, and industrial cloth markets since 1895. Today, They maintain the industry's only domestic, fully functional Research & Development facility providing customers with a continually updated choice of materials, colors, fabrics, coatings and embossings. They can custom engineer products to meet unique customer requirements.

This capability is especially necessary for the international security marketplace, where Holliston remains the US Government's preferred supplier of high-security passport cover material. Holliston is a coated cloth manufacturer built on a long-lasting commitment to quality, integrity, innovation, and customer service. Holliston serves the publishing and packaging, industrial, and security product markets. Holliston offers decorative, lamination, tolling, and printable cloth services.

» [For more information, click here to visit the website](#)



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