

Rj Corman
Railroad Company



CLARKSVILLE NORTH INDUSTRIAL PARK SITE 5

CLARKSVILLE, TN

OVERVIEW

TYPE: SITE

ACRES: 60

DIVISIBLE: YES

ZONING: INDUSTRIAL (M-2)

OWNERSHIP: PUBLIC

FOR SALE/ LEASE: SALE

PRICE PER ACRE:

\$100,000/ACRE



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

SR. DIRECTOR, INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



CLARKSVILLE NORTH INDUSTRIAL PARK SITE 5

CLARKSVILLE, TN

LOCATION

Latitude, Longitude: 36.6342, -87.2317

County: Montgomery

UTILITY

Electric Provider / Details: Cumberland Electric Membership Corporation /
1 mile from 3 phase; 1 mile from substation

Water Provider / Details: Clarksville Gas and Water / 2,100 ft from 12" line

Sewer Provider / Details: Clarksville Gas & Water / 2,100 ft from 12" sewer line

Gas Provider / Details: Clarksville Gas and Water / 2,500 ft from 6" gas line (500 psi)

Telecom Provider / Details: Cumberland Connect, AT&T

TRANSPORTATION

Nearest Highway / Distance: Hwy 79 / 2.75 miles

Nearest Interstate / Distance: I-24 / 4.25 miles

Nearest Airport / Distance: Nashville International (BNA) / 45 miles

Nearest Port / Distance: Winn Materials / 5 miles

PROPERTY DETAILS

Due Diligence Conducted: Phase I Env.

RAIL

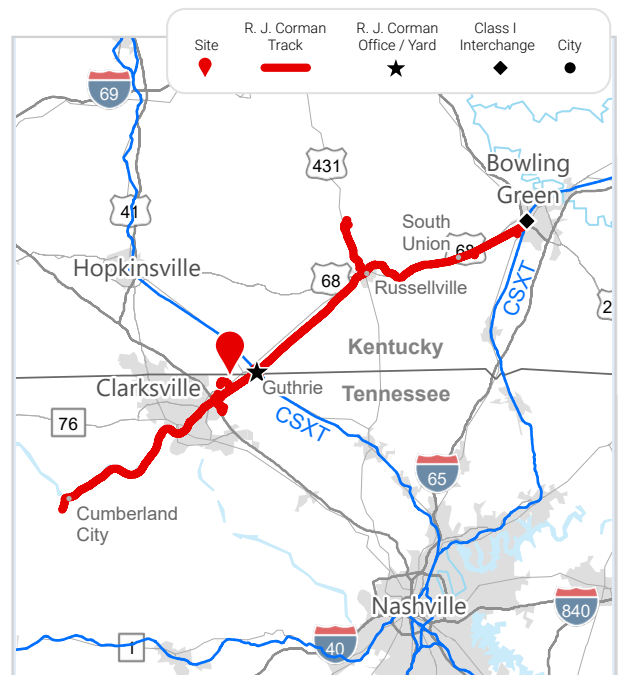
Closest Distribution Center: Clarksville
Distribution Center

Closest Transloading Facility: South Union

Class I Interchange Partner(s): CSX

Interchange Point(s): Guthrie

Served by: RJCM



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