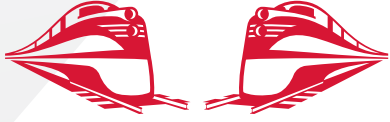


Rj Corman
Railroad Company



CLARKSVILLE NORTH INDUSTRIAL PARK SITE 7

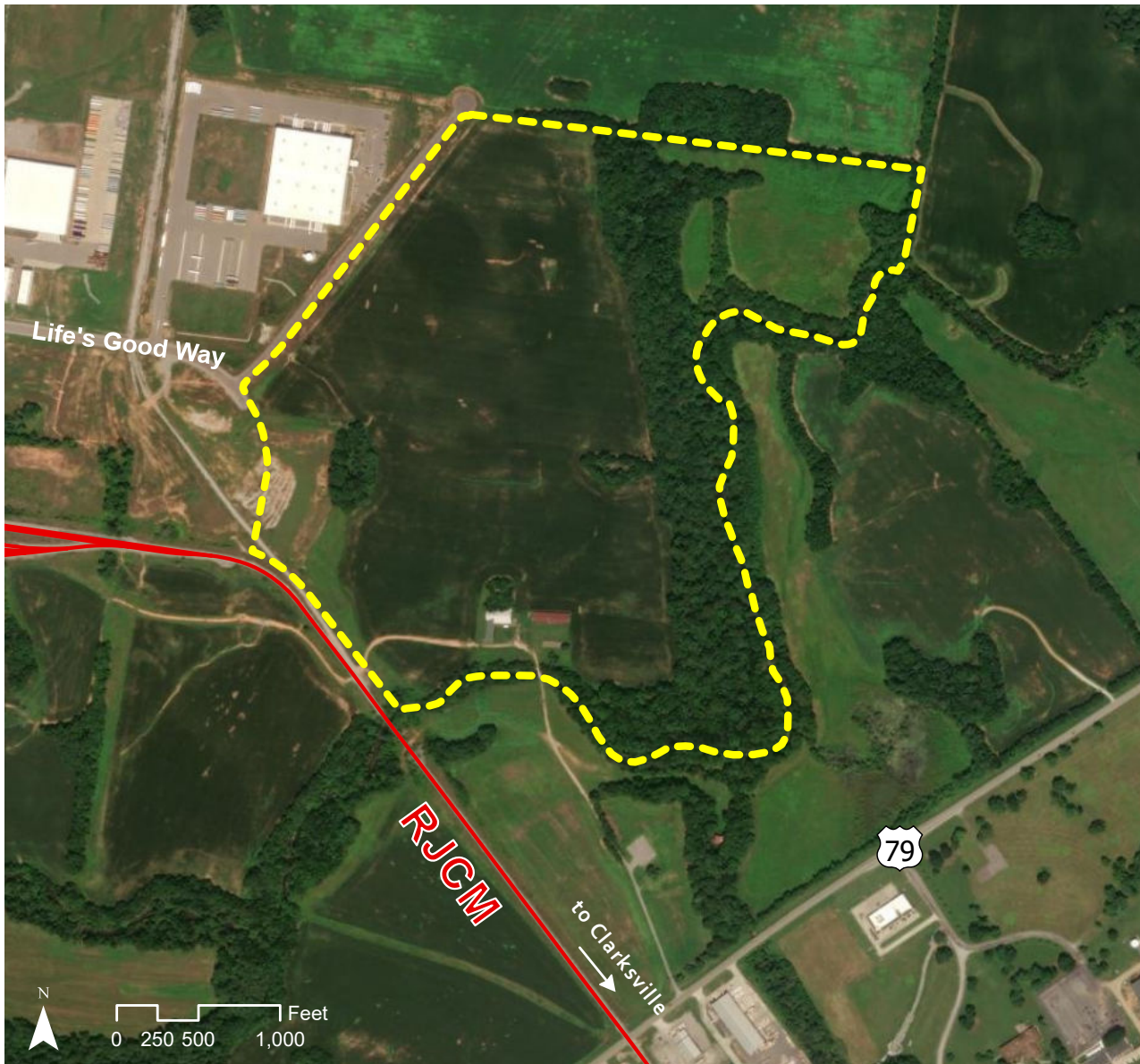
CLARKSVILLE, TN

OVERVIEW

TYPE: SITE
ACRES: 151
DIVISIBLE: YES

ZONING: INDUSTRIAL (M-2)
OWNERSHIP: PUBLIC
FOR SALE/ LEASE: SALE

PRICE PER ACRE:
\$100,000/ACRE



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INDUSTRIAL DEVELOPMENT SITE

CLARKSVILLE NORTH INDUSTRIAL PARK SITE 7

CLARKSVILLE, TN

LOCATION

Latitude, Longitude: 36.6286, -87.2360

County: Montgomery

UTILITY

Electric Provider / Details: Cumberland Electric Membership Corporation /
On site; 3,700 ft. from substation

Water Provider / Details: Clarksville Gas and Water / 2,000 ft from 12" line

Sewer Provider / Details: Clarksville Gas & Water / 2,500 ft from 15" sewer line

Gas Provider / Details: Clarksville Gas and Water / 700 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

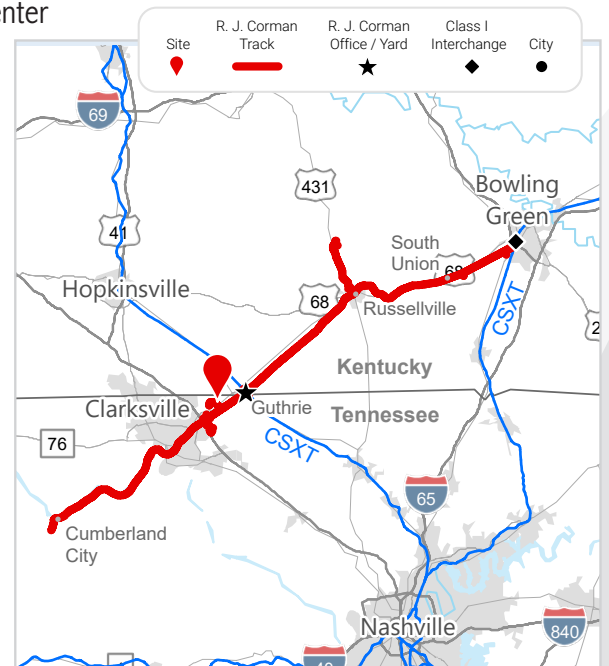
Closest Distribution Center: Clarksville Distribution Center

Closest Transloading Facility: South Union

Class I Interchange Partner(s): CSX

Interchange Points(s): Guthrie

Served by: RJCM



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