

FOR SALE

1850 A & B Business Park Drive, Clarksville, TN 37040



Accelerating success.

INVESTMENT OPPORTUNITY

COMMERCE CENTER

Colliers International | Nashville is pleased to present a portfolio consisting of 2 industrial flex buildings located in Clarksville, TN. The properties total 81,000 SF and are currently at a 100% occupancy level. The buildings are located just off I-24 and Clarksville's major thoroughfare, Wilma Rudolph Blvd, within a 45 minute commute of Nashville's International Airport. Clarksville is home to several major industrial employers such as Hankook Tires, Trane, Wal-Mart and most recently a \$250 million dollar manufacturing plant for LG Electronics. Hankook Tires opened their 1.5 million SF manufacturing plant in 2017, which employs 1,800 people.



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BUILDING SPECIFICATIONS

Building Size	81,000 SF
Total Acreage	6.87 Acres
Zoning	M-1: Light Industrial
Access	Wilma Rudolph Blvd
Year Built	1989 - 1994
Parking	302 parking spaces
Vacancy	100% Leased
Sprinkler	Wet Sprinkler System
Divisible	No
Current Tenants	Charter Communications Spectrum, Premier Medical Group, Clarksville Lighting and Appliance, Mectile, Five Star, State of Tennessee, Gannett Pacific Corp

\$611,801
2018 NOI

9.75%
SUGGESTED CAP

AREA DEMOGRAPHICS



Current Population (2017)

40,147 | 94,788



Projected Population (2022)

42,886 | 101,134



Average Household Income (2017)

\$46,573 | \$45,849



Industrial Vacancy Rate (Q4 2017)

1.1%

Contact us:

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