



# NORTHPARK LOGISTICS

RAIL-SERVED CLASS A  
INDUSTRIAL PARK

CLARKSVILLE, TENNESSEE

TOTALING 2,140,000 SF  
DIVISIBLE TO 21,600 SF

**FOR LEASE**

OR

**BUILD-TO-SUIT**

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# PARK OVERVIEW



EASY ACCESS  
TO I-24



HEAVY POWER  
AVAILABLE



RAIL SPUR  
ACCESS



SPEC OR BTS  
OPTIONS

**NorthPark Logistics** is a new 200-acre, 12-building industrial development located directly adjacent to the \$3.2B LG Chem plant and within 1-mile of Clarksville's robust tenant base.

- Excellent access to Interstate 24
- Skilled and highly educated labor force drawing from Fort Campbell Military Base and Austin Peay University
- Less than 45 minutes to Nashville
- Diverse mix of industries including Google, LG, Bridgestone, Hankook Tires, and more
- Rail access
- Multiple opportunities for flexible build-to-suit or spec space
- 32'-36' clear heights

**4175 GUTHRIE HIGHWAY | CLARKSVILLE, TN 37040**

# SITE PLAN

HIGHWAY 79

AVAILABLE

**BUILDING 2**  
131,220 SF  
±124 CAR PARKS  
±43 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 3**  
131,220 SF  
±132 CAR PARKS  
±51 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 5**  
530,880 SF  
LEASED

**BUILDING 4**  
74,196 SF  
±88 CAR PARKS  
32' CLEAR HEIGHT

**BUILDING 1**  
206,752 SF  
LEASED

**BUILDING 7**  
131,220 SF  
±136 CAR PARKS  
32' CLEAR HEIGHT

**BUILDING 6**  
108,864 SF  
±127 CAR PARKS  
±26 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 9**  
63,504 SF  
±70 CAR PARKS  
±22 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 8**  
108,864 SF  
±129 CAR PARKS  
32' CLEAR HEIGHT

**BUILDING 10**  
145,476 SF  
±126 CAR PARKS  
±29 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 12**  
254,136 SF  
±168 CAR PARKS  
±64 TRAILER PARKS  
32' CLEAR HEIGHT

**BUILDING 11**  
254,136 SF  
±170 CAR PARKS  
±70 TRAILER PARKS  
32' CLEAR HEIGHT



RJ CORMAN RAIL

# CORPORATE NEIGHBORS

Google

LG

Dongwha

Jostens

NPL

AMERICAN SNUFF CO.

LG Chem

TVA

FORIM USA

amazon

Fort Campbell  
Clarksville Regional Airport  
← 12.4 MILES | 20 MINUTES

kewpie

microvast

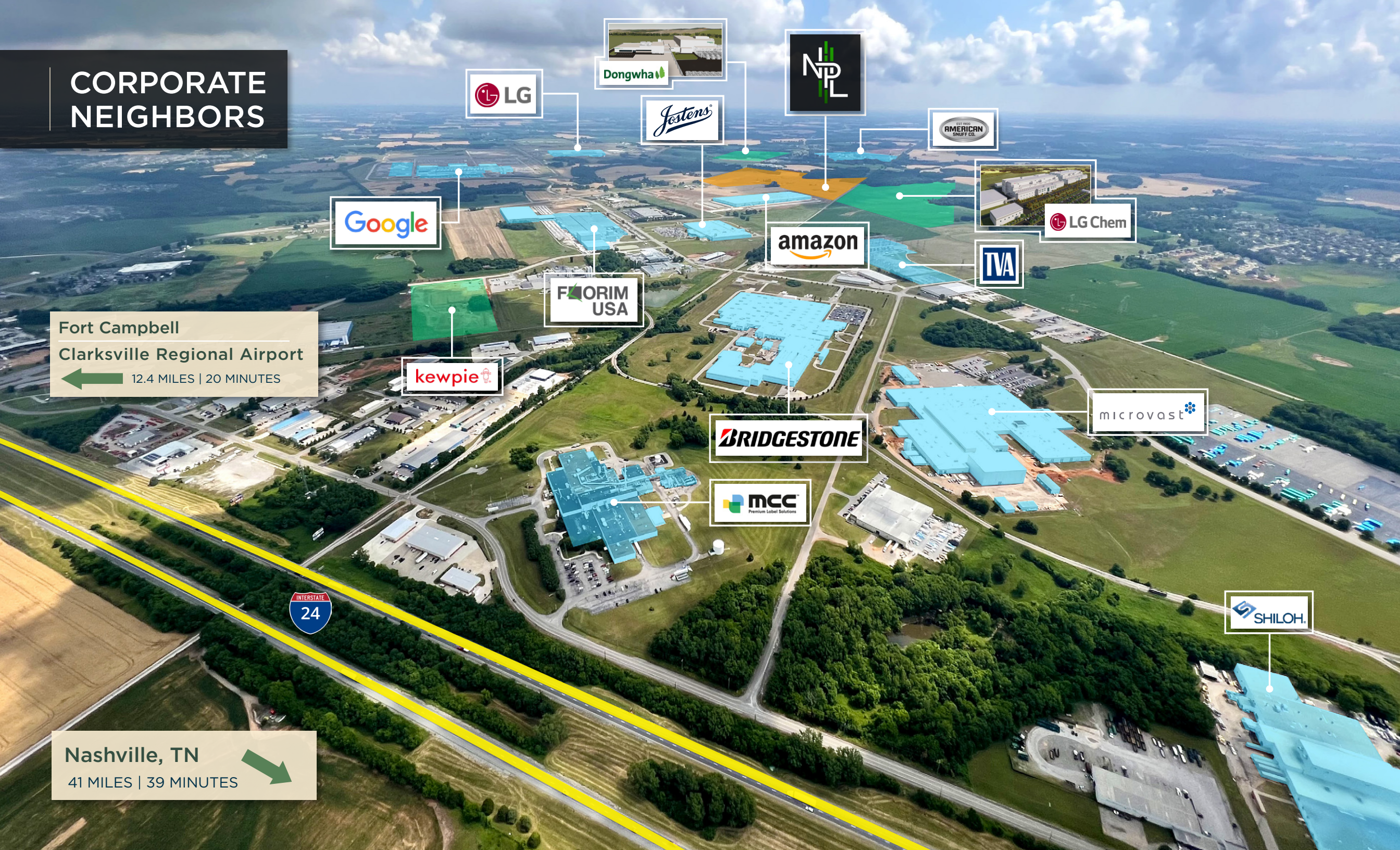
BRIDGESTONE

MCC  
Premium Label Solutions

INTERSTATE  
24

SHILOH

Nashville, TN  
→ 41 MILES | 39 MINUTES



**Fort Campbell  
Military Base**

**Clarksville  
Regional Airport**



79



**CLARKSVILLE**



**Kentucky  
Tennessee**

**Kentucky  
Tennessee**

**PORTLAND**



**MT JULIET**



**NASHVILLE**



**BNA Nashville  
International Airport**



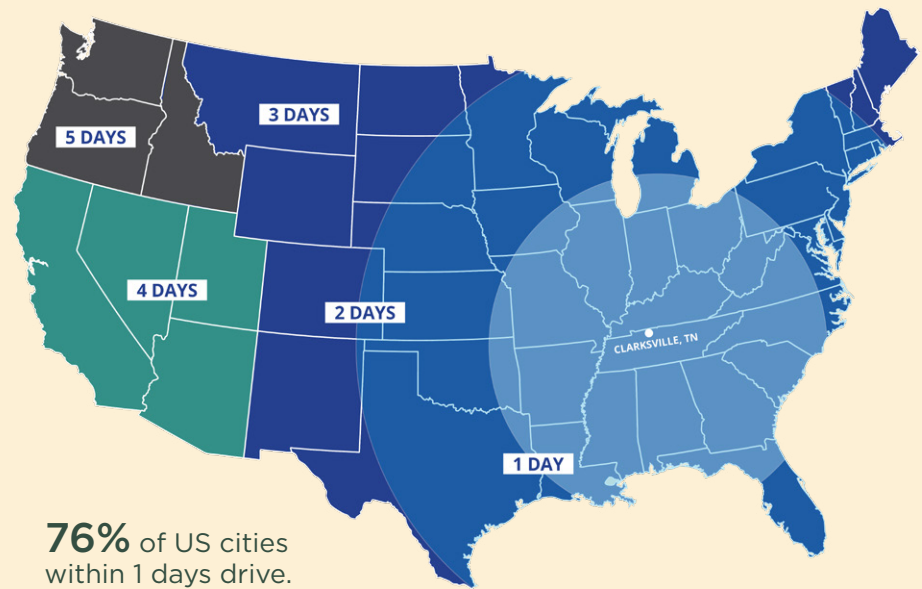
LOCATION	DISTANCE	DRIVE TIME
Fort Campbell Military Base	12.4 miles	20 minutes
Clarksville Regional Airport	11.9 miles	20 minutes
Nashville	41 miles	39 minutes
BNA Airport	53 miles	53 minutes

# TRANSPORTATION OVERVIEW

**Centrally located** with immediate access to I-24 with two other major interstates highways located nearby (I-65 & I-40).

Clarksville Regional Airport located within minutes of the site. Additionally, **Nashville International Airport** is only 53 miles away and handles over 440 daily flights to more than 80 different US markets.

The Cumberland river runs directly through Clarksville which has **direct access to the Gulf of Mexico**.



LOUISVILLE, KY - 171 MILES

BOWLING GREEN, KY - 59 MILES

NASHVILLE, TN - 48 MILES

KNOXVILLE, TN - 225 MILES

BIRMINGHAM, AL - 239 MILES

ATLANTA, GA - 293 MILES



# CLARKSVILLE TENNESSEE

Founded in 1784, Clarksville is the fifth-largest city in Tennessee and county-seat to Montgomery County - part of the Clarksville, TN-KY Metropolitan Statistical Area. One of Clarksville-Montgomery County's greatest strengths in business recruitment is its trained and educated workforce. The community is enhanced by the presence of Fort Campbell Army Post and Austin Peay State University.

Located on the Cumberland River and steeped in history and heritage, Clarksville once stood as a port city for the tobacco trade industry, but in recent years has transitioned to an eclectic and diverse town full of art, restaurants, and parks. Downtown features antebellum-style architecture offering well-preserved houses and commercial buildings, including the Montgomery County Historic Courthouse constructed in the 1800s. In the heart of downtown Clarksville sits the main campus to Austin Peay State University, a four-year public and doctoral-level university.

Clarksville is home to many legendary athletes, including Olympian and NCAA Basketball Coach Pat Head Summitt. Pat coached the University of Tennessee's Lady Vols for 38 seasons, achieving 1,098 wins and eight national championships.

Local attractions include Customs House Museum, Fort Defiance Civil War Park, Smith Trahern Mansion, Dunbar Cave State Park, Historic Collinsville, and Fort Campbell's Don F. Pratt Museum.

RANKINGS

#1

BEST PLACE TO LIVE  
*(MONEY.COM)*

EDO/FDI

OF THE YEAR  
*(BUSINESS FACILITIES)*

#4

TALENT ATTRACTION  
*(LIGHTCAST)*

#1

HOTTEST ZIP CODE  
*(OPENDOOR.COM)*

#3

CITY FOR MILLENNIAL  
HOMEBUYERS  
*(REALTOR.COM)*

#4

METRO PROJECTS  
PER CAPITA  
*(SITE SELECTION)*

336,447

POPULATION (2023)  
Clarksville TN-Ky MSA

300,272

PROJECTED BY 2040  
Montgomery County

38K

CMCSS STUDENTS  
26.4% Population under 18

32

AVERAGE AGE  
Statewide Average, 39

38%

INCOME GROWTH  
Montgomery County since 2015

MOST

ETHNICALLY DIVERSE  
City in TN (Wallethub)

DEMOS

# CLARKSVILLE INDUSTRY GROWTH

22

NEW COMPANIES  
& EXPANSIONS

Announced from  
2014 - 2022

7,042

NEW JOBS

Announced from  
2014 - 2022

\$5.4B

IN DIRECT CAPITAL  
INVESTMENT

Announced from  
2014 - 2022

**Expansions:** Shiloh (\$21M), Esquire Wire (\$1.4M), Florim(\$57M), Agero, Inc. (\$2M & 900 jobs), Pantos(\$33M), LG Electronics (\$20.5M & 334 jobs), Shinhung(\$10M & 84 jobs), Hankook (\$1.2B, 1,100 jobs), LG Chem (\$3.2B), Kewpie (\$65.2M)

## LARGEST INDUSTRIAL EMPLOYERS

 **Hankook**

2,200 EMPLOYEES

 **TRANE**  
TECHNOLOGIES

2,000 EMPLOYEES

 **amazon**

1,000 EMPLOYEES

 **LG Electronics**

740 EMPLOYEES

 **Jostens**

575 EMPLOYEES

 **HENDRICKSON**  
*The World Rides On Us®*

450 EMPLOYEES

 **BRIDGESTONE**

430 EMPLOYEES

 **FLORIM**  
USA

312 EMPLOYEES

 **Dongwha**

'23

 **kewpie**

'23

 **LG Chem**

'22

 **amazon**

'21

 **Google**

'19

 **Hankook**

'18

 **LG**

'17

 **Hankook**

'15

 **BRIDGESTONE**

'94

# AUSTIN PEAY STATE UNIVERSITY



Austin Peay State University (APSU) is a four-year public and doctoral level university offering 49 bachelor's degree programs and 19 master's degree programs. With two campuses, one in the heart of downtown Clarksville and the second on the Fort Campbell Army Base, and providing various programs, the university has become one of the fastest-growing in the state and reached a student enrollment of over 10,000 in 2020. APSU holds a high retention rate with 2,000+ undergraduate students and over 350+ graduate students completing their degree programs in the 2020-2021 school year. The university is heavily involved in the community's economic development efforts and is also one of the area's top employers with  $\pm 1,500$  current employees. APSU is eager to assist in your company's relocation or expansion process.



**9,764**  
ENROLLMENT  
2023

**$\pm 1,400$**   
GRADUATES  
2023

# FORT CAMPBELL

Located on the Kentucky - Tennessee state border between Hopkinsville and Clarksville, Fort Campbell Army Base is the most extensive army base in the country. The base is home to the 101st Airborne Division, the only air assault division globally, and the 160th Special Operations Aviation Regiment. Fort Campbell supports the fourth largest military population in the army, with a population of 202,890. The base population includes 30,656 active-duty members, 8,040 civilian employees, 51,740 family members, and 112,454 supported population. Fort Campbell occupies 106,700 acres between the two states.

Approximately 400 soldiers separate from the Army each month and over 44% of those soldiers would prefer to stay in the community if quality jobs are available. Over 70% of the soldiers' spouses would prefer to stay in the area provided they can find quality employment. The soldiers and their spouses are educated, many of them with advanced degrees and highly trained.



## ECONOMIC IMPACT

**350+**

SOLDIERS LEAVE  
THE ARMY MONTHLY

**36%**

RETENTION RATE  
(STAY LOCAL)

**\$11B**

ANNUAL  
ECONOMIC IMPACT  
(2019 CERT)

**\$561M**

VETERAN DISABILITY  
COMPENSATION



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OR  
**BUILD-TO-SUIT**

RAIL-SERVED  
CLASS A INDUSTRIAL PARK  
LOCATED IN CLARKSVILLE  
TOTALING 2,140,000 SF  
DIVISIBLE TO 21,600 SF

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