



1850 Business Park Drive, Buildings A & B Clarksville, Tennessee 37040

Property Features

- Price - \$6,250,000.00
- 81,000 SF
- Sprinklered (wet)
- 18 ft. clear ceiling ht., (front) 15 ft. eave height (rear)
- Zoned M-1 (light industrial), offices permitted
- Clarksville is 45 minutes NW of Nashville off I24 and home to: Ft. Campbell Army Post, Hankook Tire manufacturing, Google, LG manufacturing
- Cotenants: Charter/Spectrum Communications company, Tennessee state agency, Premier Medical Group administration office, 5 Star food vending company and Gannett newspaper publishing company
- Cap Rate – 9.5%, 100% occupied as of June 30, 2017, assumable loan, with conditions (information provided by owner)



For more information:

Michael Dean

+1 931 648-4700

+1 931 802-1163 Cell

Email mdean@naiclarksville.com

CLICK FOR [SURVEY 2014](#), [RETAIL TRADE AREA](#), [VIDEO](#), [PHOTOS](#)