



PRESENTED BY:

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Leased  $\pm 0.65$  Acres

FROSTY MORN DR

FOR LEASE:

# INDUSTRIAL OUTDOOR STORAGE YARD

FROSTY MORN DR CLARKSVILLE, TN 37040



$\pm 2.35$  Acres



M2 ZONING

## PROPERTY SUMMARY



M2

### OFFERING SUMMARY

PRICE:	\$3,500 Per Acre Per Month
LOT SIZE:	±2.35 AC
ZONING:	M2
MARKET:	Clarksville
PARCEL#:	055ND01200000, 055ND01202000, 055MB00702000

### PROPERTY OVERVIEW:

Discover an exceptional ±2.35 acres of prime industrial land located at Frosty Morn Drive, Clarksville, TN 37040. This versatile property boasts ±2.35 acres of M-2 zoning, offering a unique blend of possibilities for your business ventures.

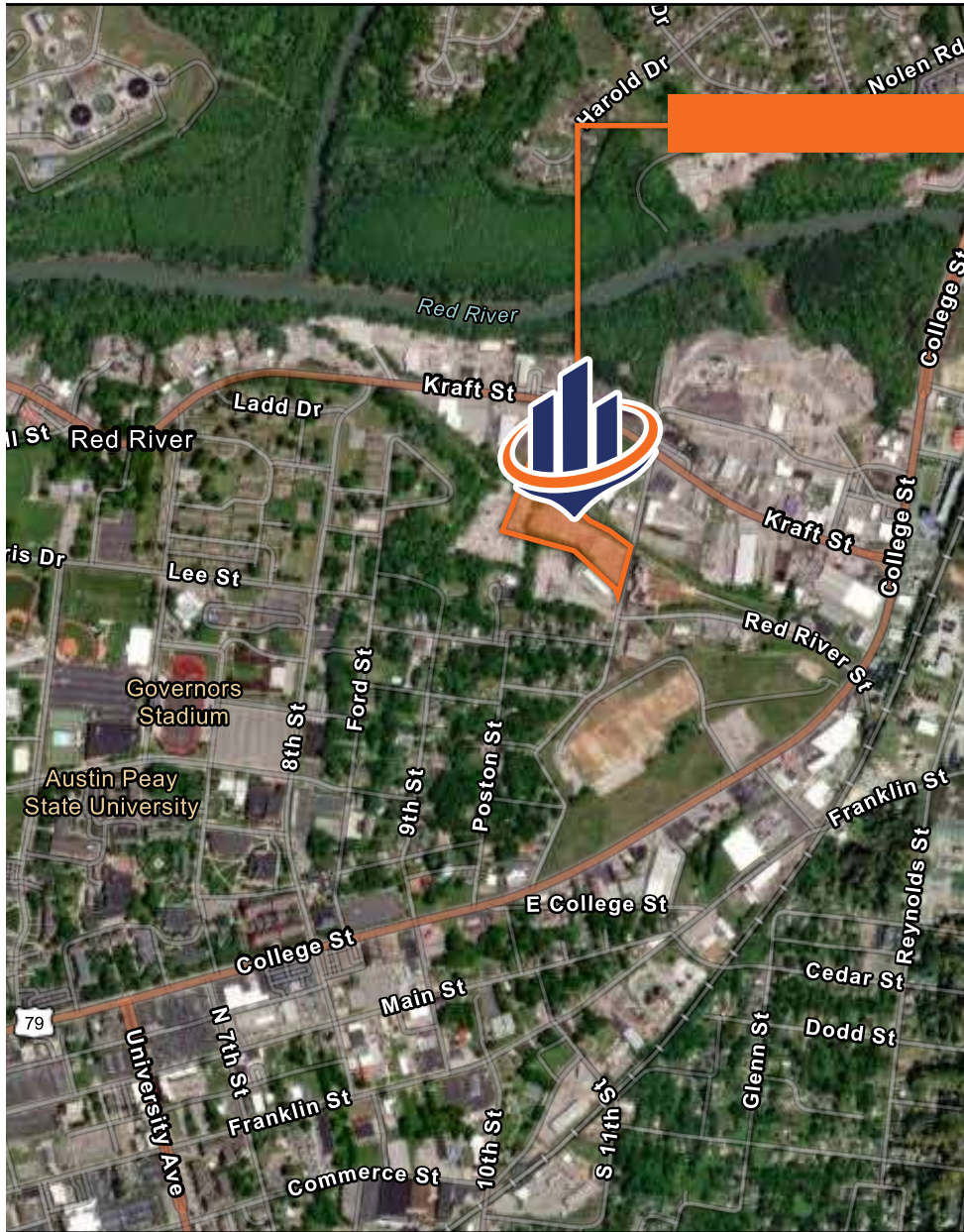
### PROPERTY HIGHLIGHTS:

- Secured, Lite Storage Yard
- Prime Location Near Downtown
- Partially Paved & Graveled



±2.35 AC  
M2 ZONING

[CLICK HERE FOR ZONING MAP](#)



**FROSTY MORN DR CLARKSVILLE, TN 37040**

**ABOUT CLARKSVILLE:**

Clarksville is a top pick for industrial investment properties. Its 24% population growth since 2010 and thriving economy make it a prime spot for businesses. Ranked 9th for economic strength among Metropolitan Statistical Areas (MSAs), it has attracted over \$5 billion in investments and created more than 7,500 jobs since 2000, making it a hotspot for industrial growth. The projected job growth rate of 9.1% adds to the city's appeal for industrial ventures. Its above-average median household income also makes it an attractive choice for an investment property.

**SURROUNDING AREAS:**

The property's strategic location ensures minimal travel distances to key industrial and business hubs, providing a competitive advantage for businesses at Frosty Morn Drive, Clarksville.

**DOWNTOWN CLARKSVILLE..... 1.5 MILES**  
 Enjoy the convenience of being just 3 miles away from the bustling downtown area, offering a range of amenities, business services, and entertainment options.

**INDUSTRIAL DISTRICT S..... ADJACENT**  
 Right in the heart of Clarksville's bustling industrial zone, making it a perfect fit for the growing industrial activities in the area. Whether you need space for outdoor storage, concrete production, or truck parking and freight operations, this location has you covered with many heavy industrial uses.

**INTERSTATE ACCESS..... 2 MILES**  
 This property is conveniently situated approximately 5 miles from Interstate 24, a bustling hub for trucking and logistics. Nashville is just a 45-minute drive away, providing strategic access to a broader market and transportation network.

**COMMERCIAL SERVICES..... 1 MILE**  
 Nearby commercial services within a 1-mile radius, ensuring accessibility to suppliers, vendors, and support services for industrial operations.

**LOGISTICS AND DISTRIBUTION CENTERS..... 8 MILES**  
 Strategically located around 8 miles from logistics and distribution hubs, optimizing supply chain efficiency.