

For Lease

85,000 SF Industrial / Flex Property

Suites from 9,000–13,500 SF Available

1850 BUSINESS PARK DR | CLARKSVILLE, TN 37040

STREAM®





Newly Renovated Industrial/ Flex Space in Clarksville, TN

Located at 1850 Industrial Drive in Clarksville, these newly renovated industrial/flex suites offer thoughtfully proportioned office and warehouse layouts designed for efficient day-to-day operations. The suites accommodate a wide range of users, from distribution and service businesses to light manufacturing, seeking functional space that supports workflow, flexibility, and immediate use within an established industrial corridor.



AVAILABLE SUITES

SUITE 112B (9,000 SF TOTAL)

- 3,000 SF Office
- 6,000 SF Warehouse
- One (1) Dock-High Loading Door
- One (1) Grade-level Loading Door

SUITE 122B (13,500 SF TOTAL)

- 3,500 SF Office
- 10,000 SF Warehouse
- One (1) Dock-High Loading Door
- One (1) Grade-level Loading Door
- Full HVAC throughout



HIGHLIGHTS



Modern office buildouts



20' clear height



LED warehouse lighting



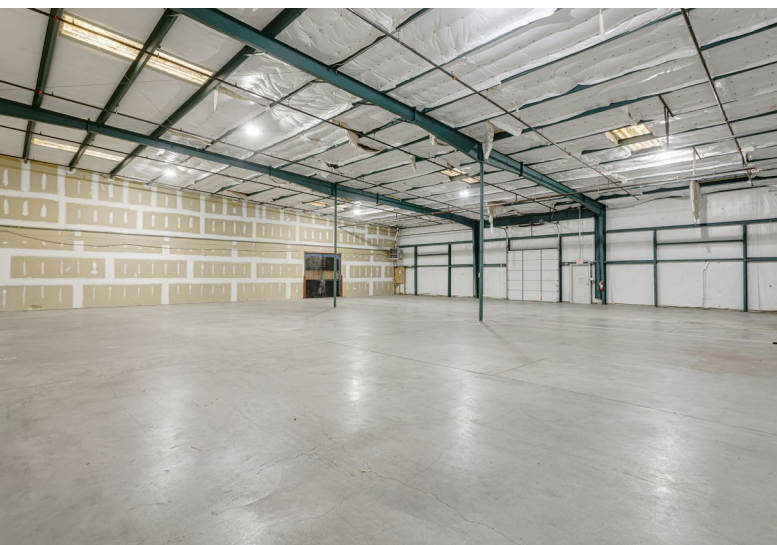
Wet sprinkler system



3-phase power



Functional layout for distribution, storage, or manufacturing





Area Demographics

WITHIN A 15-MILE RADIUS

31.5

Median Age

277,152

Total Population

\$76,772

Median Household Income

66,354

Total Employees

5,605

Total Businesses

Source: Esri forecasts for 2025 and 2030

Drive Times

EASILY CONNECTED TO
CLARKSVILLE'S KEY CORRIDORS

14
MINS

Access to
I-24

19
MINS

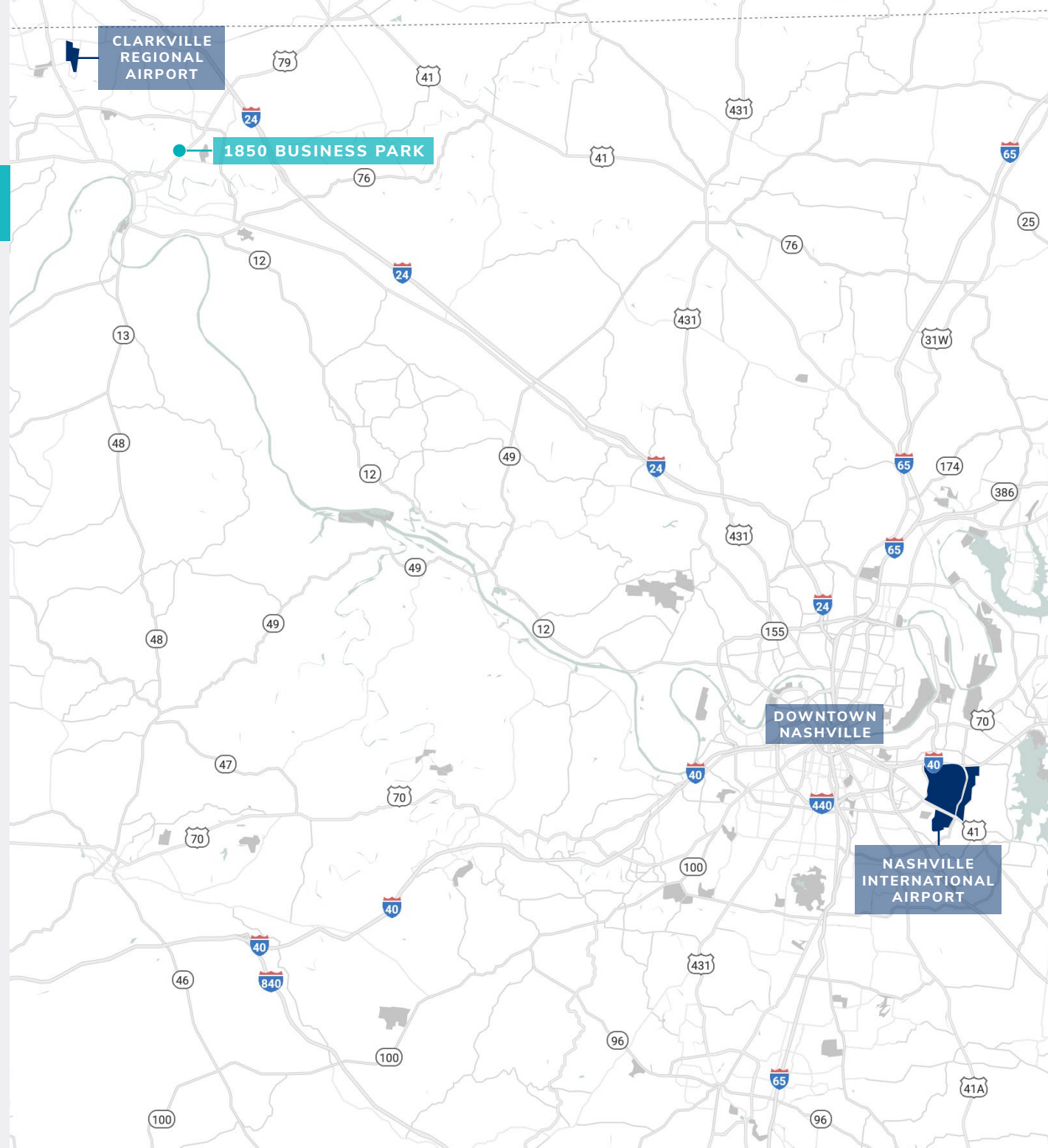
Clarksville
Regional
Airport

54
MINS

Downtown
Nashville

57
MINS

Nashville
International
Airport





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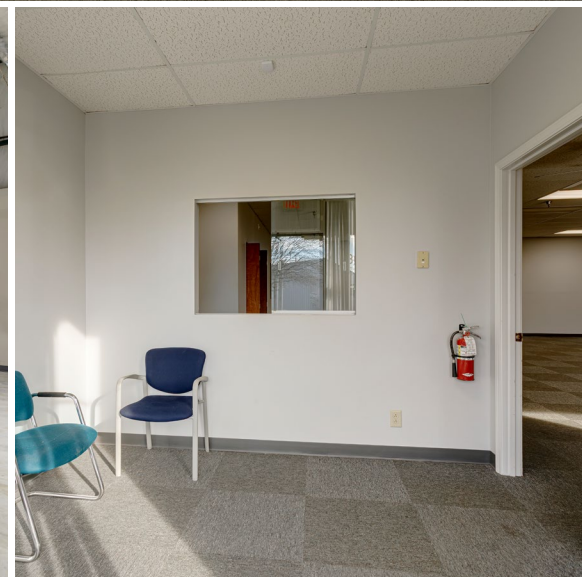
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