

FOR LEASE

Clarksville IN

INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY



SITE AVAILABLE

1800 Progress Way, Clarksville IN 47129

GORAL KHATTA

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www.greenspringrealty.com



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BUILDING COVERAGE

25,181 SF

LOT SIZE

17.63 AC

ZONING

I-1 - Light Industrial

ACCESS

Progress Way

Direct Access from Route 31

ASKING RATE

Reach out to Broker

CLEAR HEIGHTS

+ 20' Clear Heights

DRIVE - IN & DOCK HIGH

12 Total Drive -Ins

12' W x 16' H



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PROPERTY OVERVIEW



±17+ Acres | ±25,181 SF Building | Fully Improved IOS Facility

This rare, fully-developed Industrial Outdoor Storage (IOS) facility offers an exceptional combination of large-scale outdoor storage, high-functionality building improvements, and mission-critical fleet infrastructure in one of Southern Indiana's most strategic logistics corridors. Encompassing over 17 acres with a 25,181-square-foot service and operations facility, the property is designed for high-volume fleet operations, logistics users, trucking companies, and equipment rental operators requiring both secure outdoor storage and on-site servicing capabilities.

The building is equipped with 12 oversized drive-in doors, engineered to accommodate large equipment, tractor-trailers, and heavy fleet vehicles with ease. Existing office space supports dispatch, administration, and operations staff, while the site also provides ample employee parking and full circulation for heavy traffic.

The property allows for highly functional logistics and storage use with additional space towards the front of the property to allow for trailer storage use.



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PRIME LOCATION



Strategic Location & Regional Access

1800 Progress Way is ideally positioned in Clarksville, Indiana, directly within the Louisville, KY metropolitan industrial and logistics hub—one of the most active freight and distribution markets in the Midwest.

The property offers immediate access to multiple major interstate systems, providing exceptional north-south, east-west, and regional distribution connectivity:

- Interstate 65 (I-65) – Approximately 2-3 minutes away
- Direct north-south corridor connecting Louisville to Indianapolis, Nashville, and the central U.S. distribution network.
- Interstate 265 (I-265 / Louisville East End Beltway) – Nearby regional loop
- Offers fast cross-market access throughout Greater Louisville and Southern Indiana.
- Interstate 64 (I-64) – Minutes away

Provides direct east-west connectivity to St. Louis, Lexington, and the Mid-Atlantic markets.

- Interstate 71 (I-71) – Quick access via Louisville routes
- Direct corridor to Cincinnati and Columbus.

Additionally, the property benefits from proximity to:

- Louisville Muhammad Ali International Airport
- UPS Worldport (Global Air Freight Hub)
- Port of Louisville (Inland River Port on the Ohio River)
- Major regional distribution centers, intermodal facilities, and last-mile logistics hubs
- This connectivity makes the site exceptionally well-suited for regional, national, and multi-state fleet and logistics operations.



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LOCATION ARIEL VIEW



Rear View of Site



Front View of Site



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FOR LEASE

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WAREHOUSE



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**OFFICE VIEW + PARKING LOT
VIEW**



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ZONING & LAND USE



Permitted Uses Include:

- **Trucking & Freight Terminals (Legal Non-Conforming)**
- **Fleet Parking & Dispatch Operations**
- **Logistics & Distribution Facilities**
- **Heavy Equipment & Crane Storage and Laydown**
- **Construction & Industrial Equipment Rental**
- **Industrial & Fleet Vehicle Repair Facilities**
- **Contractor Yards & Infrastructure Service Companies**
- **Warehousing, Self-Storage & Fulfillment**
- **Manufacturing, Fabrication & Industrial Assembly**
- **Industrial Wholesaling & Material Distribution**
- **Utility & Public Works Fleet Operations**



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