

CLARKSVILLE SOUTH INDUSTRIAL PARK



SITE INFORMATION

AVAILABLE: 69 +/- Acres **DIVISIBLE:** No

ZONING: M-2

LOCATION:

CMC Corporate Business Park South

OWNERSHIP:

CMC Industrial Development Board

TAX RATE:

\$3.07 per \$100 Assessed Value

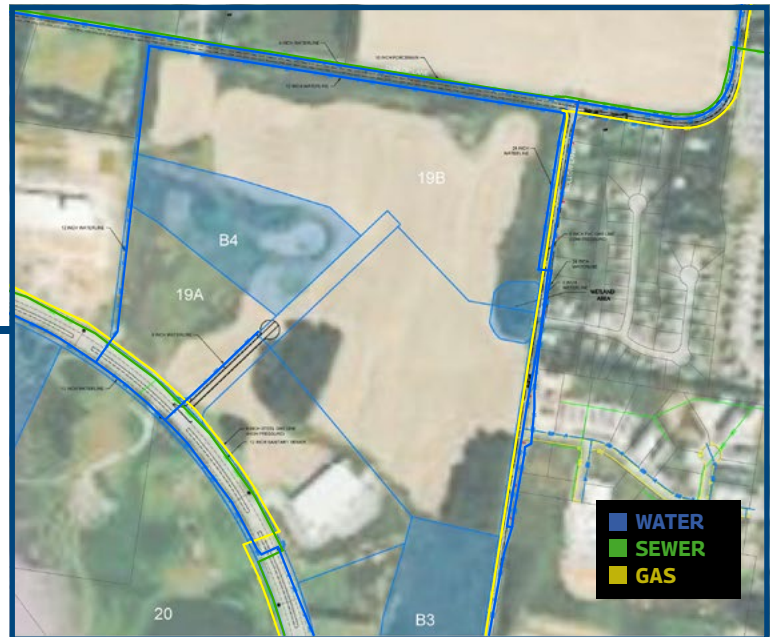
DISTANCE TO INTERSTATE

2 Minutes to I-24 East & West

DISTANCE TO AIRPORT:

45 Miles to BNA (Nashville)

(Utilities Map)



DUE DILIGENCE

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BOUNDARY SURVEY

TOPOGRAPHY MAP

WETLAND DELINEATION & HYDROLOGIC ASSESSMENT

CULTURAL RESOURCES & ARCHAEOLOGICAL REPORT

GEOTECHNICAL REVIEW

\$58K

SELL PRICE

Per Acre - Appraisal from July 2021

1 DAY DRIVE

FROM 76% OF U.S. CITIES

Distribution within 1 day shipping

DIRECT RAIL ACCESS

FLAT TO GENTLY ROLLING LANDSCAPE

MULTI-ACCESS ROADS

BUCK DELLINGER

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