

MANUFACTURING PLANT FOR SALE



901 Alfred Thun
Road
CLARKSVILLE | TN 37040

Colliers

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PROPERTY HIGHLIGHTS



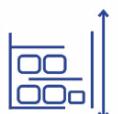
±125,000
SQUARE
FEET



8
DRIVE-IN
DOORS



9,300
AMPS
(POWER)



23' - 60'
CLEAR
HEIGHT



+/-9,000
SF OFFICE



3
MILES TO I-24
ONRAMP



10.20
ACRES



5
DOCK
DOORS



53
MILES
TO BNA



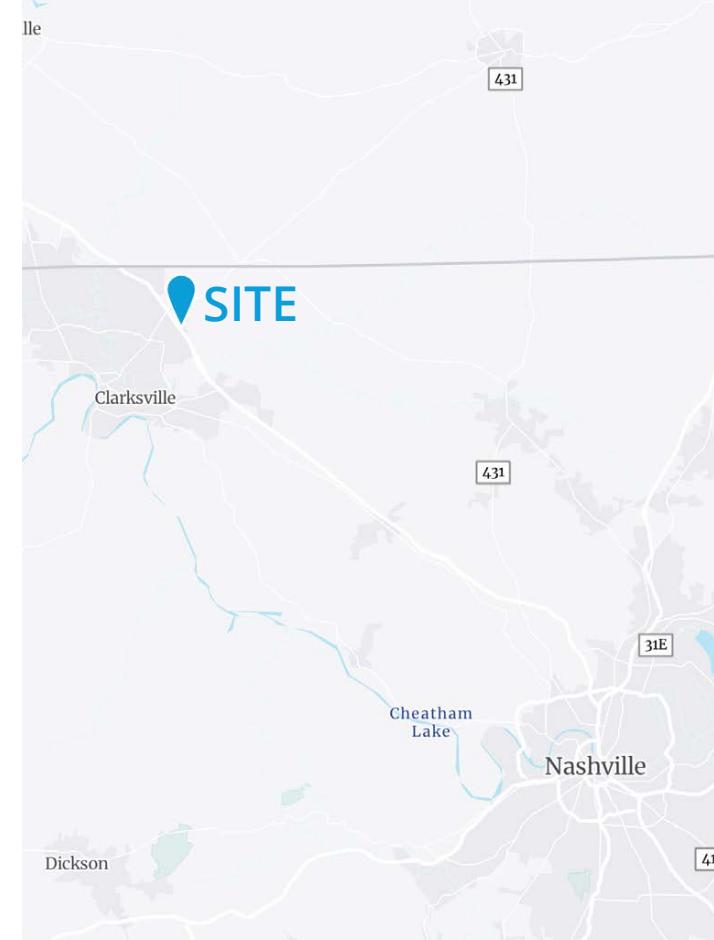
1979
YEAR
BUILT



3
40 TON CRANES
2 IN HIGH BAY (MAG)
1 IN LOW BAY (AL)



125
EMPLOYEE
PARKING SPACES

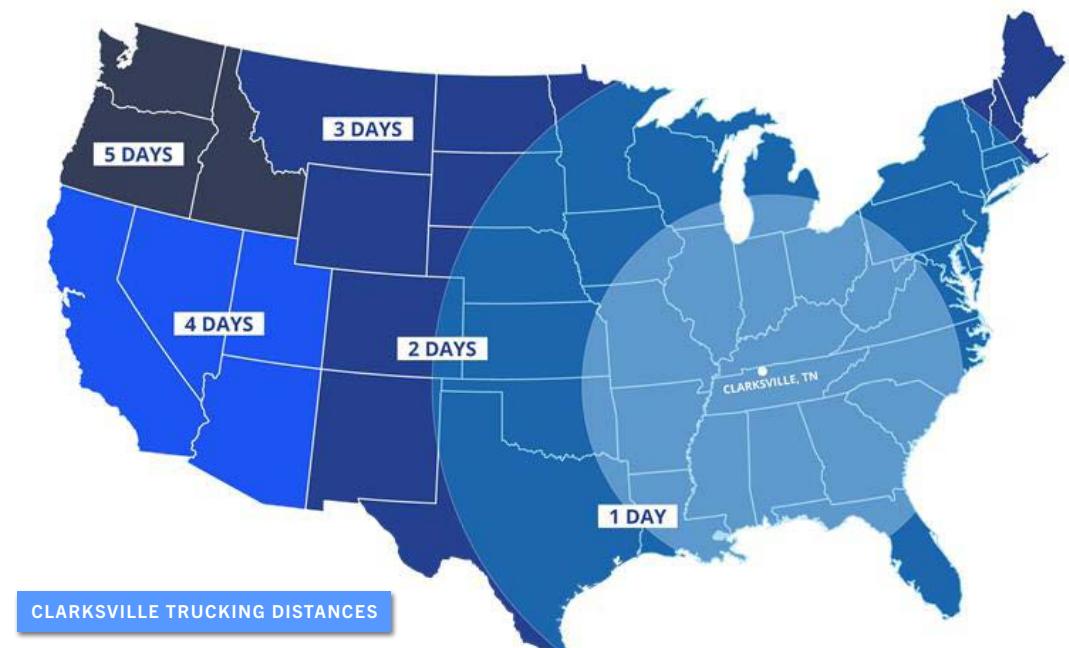


CLARKSVILLE, TN AT A GLANCE

Clarksville, Tennessee, situated along the Cumberland River, blends small-town charm with urban amenities, offering residents and visitors a unique blend of history, culture, and outdoor recreation. As the fifth-largest city in the state, Clarksville boasts a vibrant community with a rich heritage dating back to its founding in 1784. Home to Austin Peay State University, Clarksville enjoys a dynamic cultural scene, with art galleries, theaters, and live music venues contributing to its lively atmosphere.

Clarksville's strategic location near Fort Campbell also makes it a hub for military families and veterans, contributing to its diverse population. With a thriving economy, affordable cost of living, and strong sense of community, Clarksville continues to attract individuals and families seeking a blend of southern hospitality and modern amenities.

- Centrally located with immediate access to I-24 with two other major interstate highways located nearby (I-65 & I-40)
- 76% of U.S. cities within 1 days drive.
- Clarksville Regional Airport located within minutes of the site. Additionally, Nashville International Airport is only 40 miles away and handles over 440 daily fights to more than 80 difference U.S. Markets



Notable Recent Expansions:

Hankook (\$1.2B, 1,100 jobs), LG Chem (\$3.2B), Kewpie (\$65.2M)

Dongwha

'23

kewpie

'23

LG Chem

'22

amazon

'21

Google

'19

Hankook

'18

CLARKSVILLE INDUSTRY GROWTH

Recent Clarksville Accolades:

- #1 - Best place to live in America (MONEY.com)
- #3 - City where millennials are buying homes (REALTOR.com)
- #5 - City in Tennessee ranked for business climate (Site Selection)
- #7 - Tennessee named best state for business (Forbes)
- Top 9 - of 399 metropolitan statistical areas for economic strength (Area Development)
- 2nd - Highest county of all Tennessee counties for tourism growth (Tourism Growth)

Largest Industrial Employers:

 **TRANE** - 1,600 Employees, HVAC equipment

 **Jostens** - 850 Employees, Yearbook and commercial printing

 **HANKOOK** - 1,000 Employees, Tires

 **LG** - 640 Employees, Washers & Dryers

\$5.4B

IN DIRECT CAPITAL INVESTMENT

Announced from 2014 - 2022

31.1%

TOTAL GROWTH FROM 2012 to 2022

Compared to 13.9% in the United States.

28%

INCREASE IN MEDIAN INCOME FROM 2012 to 2022

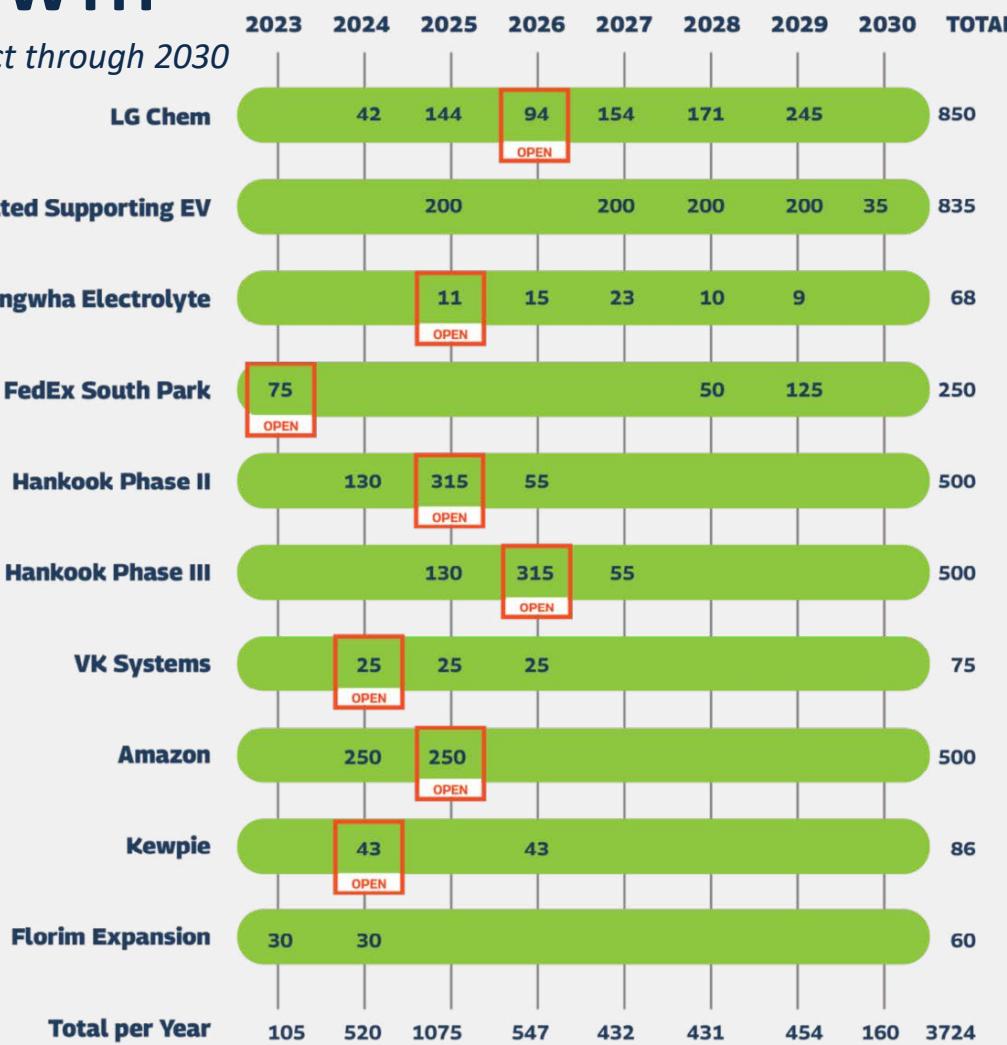
Between 2012 and 2022



INDUSTRIAL JOB GROWTH THROUGH 2030

JOB GROWTH

Community Impact through 2030



Lot	Acre	Buildable Land
North Park		
6	397+/-	362
4	90+/-	90
5	60+/-	52
7	151+/-	109
2	24+/-	21
11	189+/-	111
8A	27+/-	27
25	190+/-	190
1	152+/-	152
Central Park		
12	205+/-	205
17	31+/-	31
13B	17+/-	5
23A	9+/-	9
24	69+/-	69
31	46+/-	46
32	208+/-	208
33	75+/-	75
34	115+/-	115
South Park		
26	204+/-	204
19B	69+/-	69
28	5+/-	5
30	18+/-	18
22	18+/-	18
Total Acreage: 2,369		
Total Buildable: 2,191		



Austin Peay State University (APSU) is a four-year public and doctoral level university offering 49 bachelor's degree programs and 19 master's degree programs. With two campuses, one in the heart of downtown Clarksville and the second on the Fort Campbell Army Base, and providing various programs, the university has become one of the fastest-growing in the state and reached a student enrollment of over 10,000 in 2020. APSU holds a high retention rate with 2,000+ undergraduate students and over 350+ graduate students completing their degree programs in the 2020-2021 school year. The university is heavily involved in the community's economic development efforts and is also one of the area's top employers with ±1,500 current employees. APSU is eager to assist in your company's relocation or expansion process.

10,954

Students Enrolled





Located on the Kentucky – Tennessee state border between Hopkinsville and Clarksville, **Fort Campbell Army Base Is the most extensive army base in the country.** The base is home to the 101st Airborne Division, the only air assault division globally, and the 160th Special Operations Aviation Regiment. Fort Campbell supports the fourth largest military population in the army, with a population of 202,890. The base population includes 30,656 active-duty members, 8,040 civilian employees, 51,740 family members, and 112,454 supported population. Fort Campbell occupies 106,700 acres between the two states.

Approximately 400 soldiers separate from the Army each month and over 44% of those soldiers would prefer to stay in the community if quality jobs are available. Over 70% of the soldiers' spouses would prefer to stay in the area provided they can find quality employment. The soldiers and their spouses are educated, many of them with advanced degrees and highly trained.





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