



**NORTH PARK
LOGISTICS**

**11-BUILDING
RAIL SERVED CLASS A
INDUSTRIAL PARK
LOCATED IN CLARKSVILLE**

TOTALING 2,255,000 SF
DIVISIBLE TO 18,200 SF

DELIVERING SUMMER 2025



**FOR LEASE
OR
BUILD-TO-SUIT**

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**HAMILTON
DEVELOPMENT**

PARK OVERVIEW



EASY ACCESS
TO I-24



RAIL SPUR
ACCESS



HEAVY POWER
AVAILABLE



SPEC OR BTS
OPTIONS

NorthPark Logistics is a new 200-acre, 11-building industrial development located directly adjacent to the recently announced \$3.2B LG Chem plant and within 1-mile of Clarksville's robust tenant base.

- Excellent access to Interstate 24
- Skilled and highly educated labor force drawing from Fort Campbell Military Base and Austin Peay University
- Less than 45 minutes to Nashville
- Diverse mix of industries including Google, LG, Bridgestone, Hankook Tires, and more
- Rail access
- Multiple opportunities for flexible build-to-suit or spec space
- 32'-36' clear heights

THE PARK SITE PLAN

HIGHWAY 79

BUILDING 1
140,400 SF
150 CAR PARKS
50 TRAILER PARKING

BUILDING 2
400,064 SF
208 CAR PARKS
104 FUTURE CAR PARKS
120 TRAILER PARKING

BUILDING 3
151,200 SF
168 CAR PARKS
55 TRAILER PARKING

BUILDING 4
81,648 SF
108 CAR PARKS
36 TRAILER PARKING

BUILDING 5
162,000 SF
180 CAR PARKS
63 TRAILER PARKING

BUILDING 6
108,864 SF
144 CAR PARKS
TRAILER PARKING
SHARED W/ BLDG 5

BUILDING 7
311,808 SF
316 CAR PARKS
106 TRAILER PARKING

BUILDING 8
108,864 SF
144 CAR PARKS
39 TRAILER PARKING

BUILDING 9
350,784 SF
413 CAR PARKS
118 TRAILER PARKING

BUILDING 10
389,760 SF
397 CAR PARKS
132 TRAILER PARKING

BUILDING 11
50,400 SF
62 CAR PARKS

RJ CORMAN
— RAIL —



CORPORATE NEIGHBORS



Fort Campbell
Clarksville Regional Airport
← 12.4 MILES | 20 MINUTES



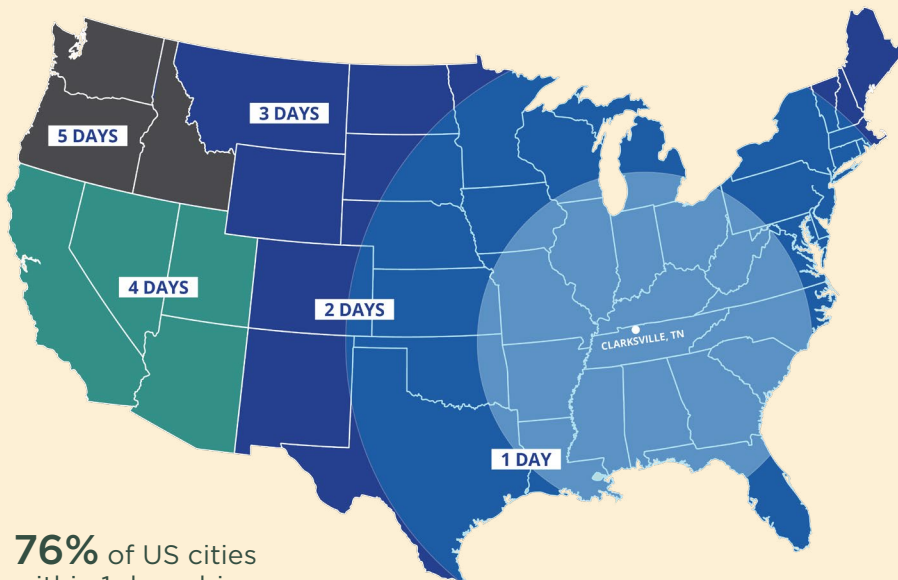
Nashville, TN
→ 41 MILES | 39 MINUTES

TRANSPORTATION OVERVIEW

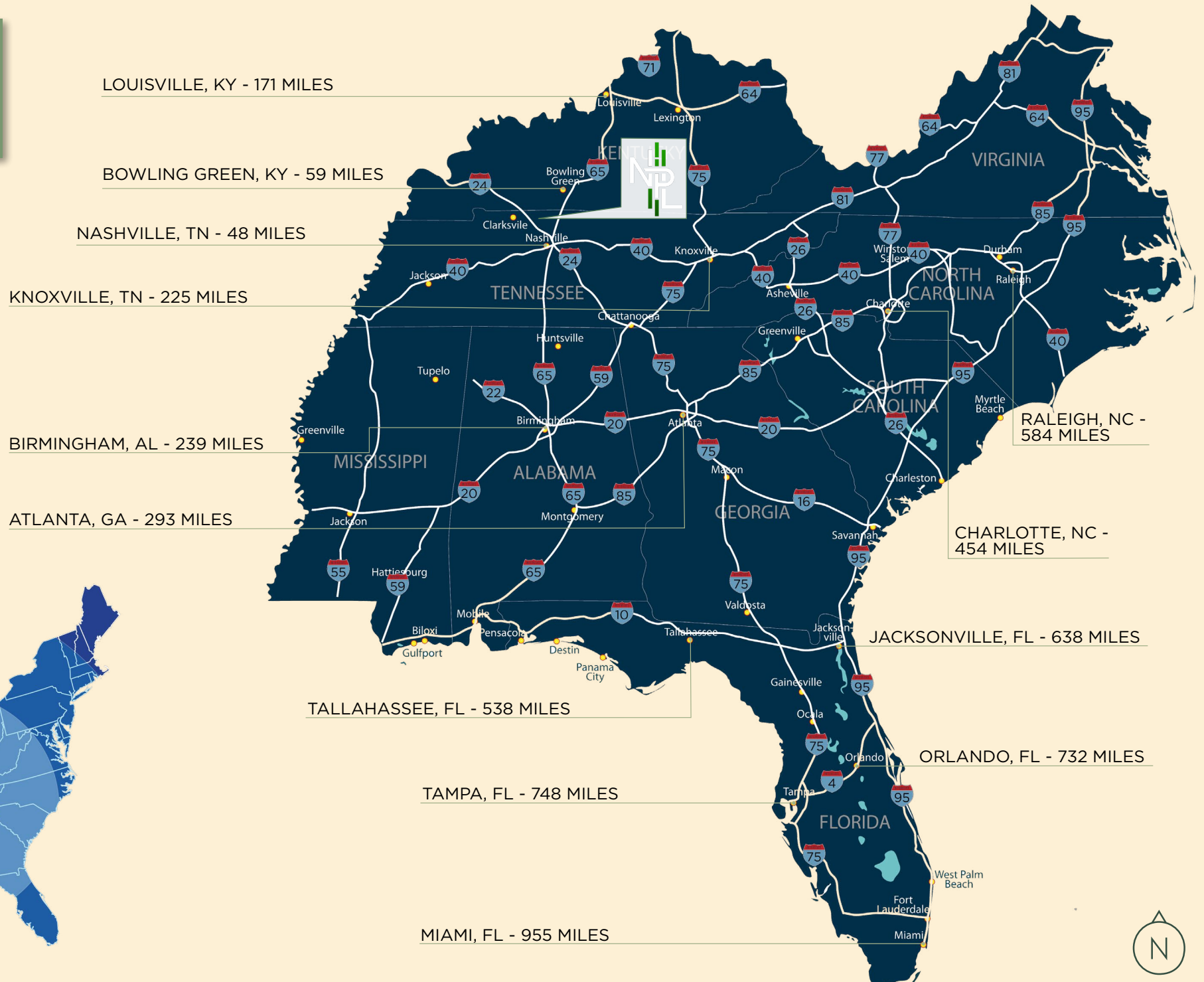
Centrally located with immediate access to I-24 with two other major interstate highways located nearby (I-65 & I-40).

Clarksville Regional Airport located within minutes of the site. Additionally, **Nashville International Airport** is only 53 miles away and handles over 440 daily flights to more than 80 different US markets.

The Cumberland river runs directly through Clarksville which has **direct access to the Gulf of Mexico**.



76% of US cities within 1 days drive.



CLARKSVILLE INDUSTRY GROWTH

22

NEW COMPANIES
& EXPANSIONS

Announced from
2014 - 2022

7,042

NEW JOBS

Announced from
2014 - 2022

\$5.4B

IN DIRECT CAPITAL
INVESTMENT

Announced from
2014 - 2022

Expansions: Shiloh (\$21M), Esquire Wire (\$1.4M), Florim(\$57M), Agero, Inc. (\$2M & 900 jobs), Pantos(\$33M), LG Electronics (\$20.5M & 334 jobs), Shinhung(\$10M & 84 jobs), Hankook (\$1.2B, 1,100 jobs), LG Chem (\$3.2B), Kewpie (\$65.2M)

LARGEST INDUSTRIAL EMPLOYERS

TRANE COMPANY

1,640 EMPLOYEES

HEATING & AIR
CONDITIONING
EQUIPMENT

JOSTENS, PRINTING & PUBLISHING DIV.

850 EMPLOYEES

YEARBOOK &
COMMERCIAL
PRINTING

HANKOOK TIRE MANUFACTURING TN

1,000 EMPLOYEES

HANKOOK
TIRES

LG ELECTRONICS USA

640 EMPLOYEES

LG WASHERS
& DRYERS

 Dongwha

'23

 Kewpie

'23

 LG Chem

'22

 Amazon

'21

 Google

'19

 Hankook

'18

 LG

'17

 Hankook

'15

 BRIDGESTONE

'94



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