

FOR LEASE
150,000 SF INDUSTRIAL FACILITY
AVAILABLE JANUARY 1, 2026

1136 DUNLOP LANE
CLARKSVILLE, TN



LEE &
ASSOCIATES



PROPERTY OVERVIEW

STORM SHELTERS:
Two (2) interior

COLUMN SPACING:
25' x 50'

SPRINKLERS:
Wet Bay System

FUTURE DEVELOPABLE LAND:
+9 acres

SECURITY:
Built in alarm system
with motion sensors

TRUCK COURT:
140'

TRAILER PARKING:
8 (potential +20)

BUILDING DIMENSIONS:
300' x 500' (150,000 SF)

18.16 AC
ACRE LOT

3200 AMPS
POWER

3,000 SF
OFFICE SPACE

28 DH | 5 GL
LOADING DOORS

20'- 32'
CLEAR HEIGHT



LEASE OPTIONS

1136 Dunlop Ln. offers two leasing options:



OPTION 1:
150k SF Single
Tenant



OPTION 2:
Two (2) 75k SF
units | Two tenants

75k SF

150k SF

75k SF

**ADDITIONAL 9 ACRES
AVAILABLE FOR:**
(ADDITIONAL COST)

- Extra Parking
- Fleet Parking
- Trailers/Containers
- Heavy Equipment
- Bulk Materials
- General IOS

ADDITIONAL PHOTOS



ACCESS MAP

CLARKSVILLE, TENNESSEE



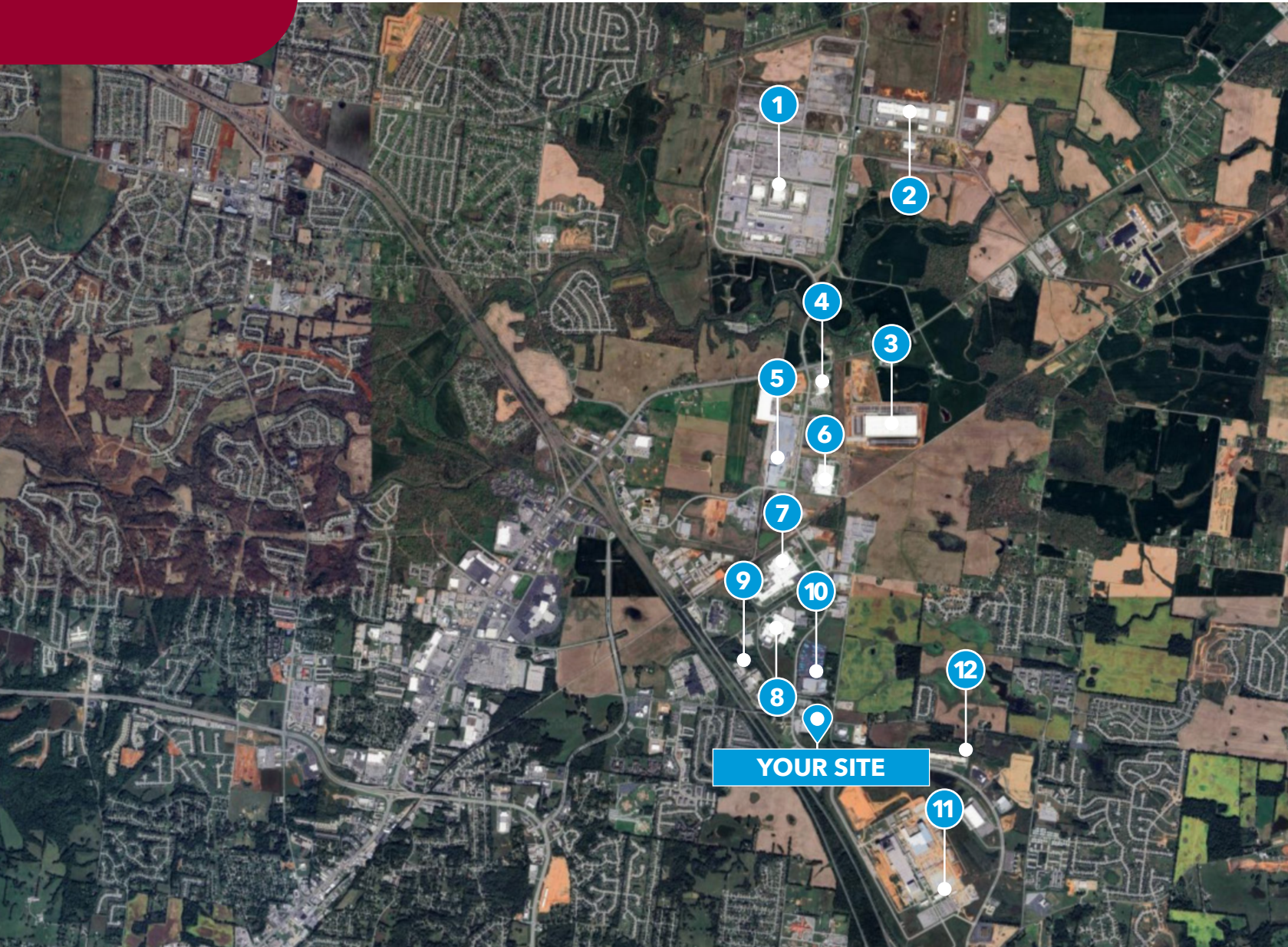


PROPERTY PHOTOS





CORPORATE NEIGHBORS



1. Google
2. LG
3. amazon
4. Henricksen
5. FORIM USA
6. Jestens
7. BRIDGESTONE
8. microvast
9. Rainbow
10. SANDERSON PIPE
11. HANKOOK
driving emotion
12. ATLAS COILS
DYNAMIC POWER



LOGISTICS HIGHLIGHTS



PARCEL HUBS

FedEx Ship Center
(5.2 Miles)
UPS Customer Center
(9.7 Miles)



INTERSTATES

Interstate 24
(2.5 Miles)
Interstate 65
(38.3 Miles)
Interstate 40
(45.3 Miles)



AIRPORTS

Clarksville Regional Airport
(12.7 Miles)
Nashville Int'l Airport
(50 Miles)



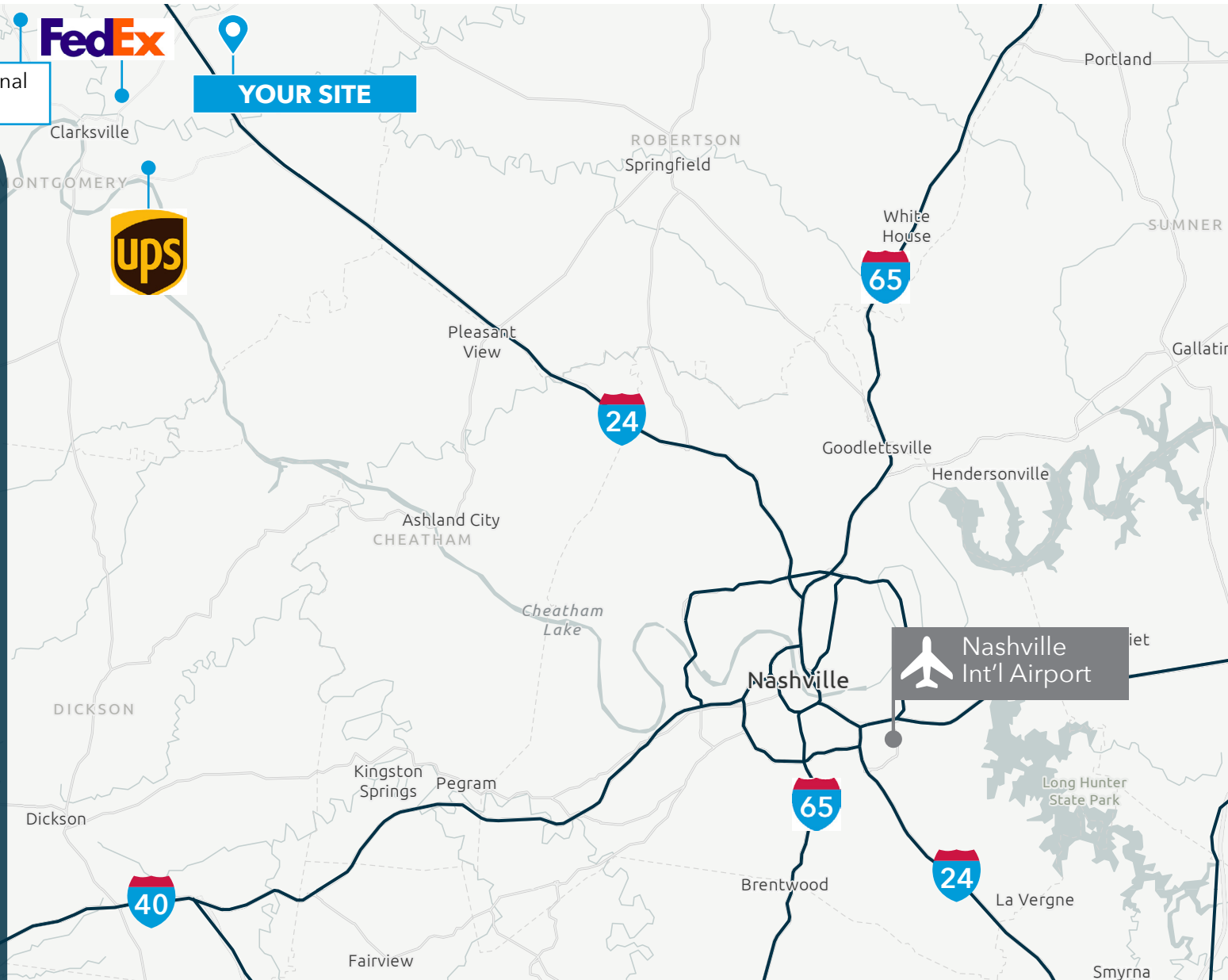
RAIL

CSX Intermodal
(50 Miles)



PORTS

Appalachian Reg. Port
(217 Miles)
Mobile Port
(470 Miles)



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