

Premier Commercial Development Opportunity

32+/- Acres - Entrance to Clarksville-Montgomery County Industrial Park



Willing to Divide

Pricing: \$12 - \$15 Per Square Foot

Located near the corner of Guthrie Hwy and Boolean Drive, just 1.5 miles from Exit 4 off I-24. Utilities readily available with excellent access and high visibility at the entrance to the Clarksville-Montgomery County Industrial Park. Positioned at the entrance to Google Data Center and LG Manufacturing/LG Chem, directly across from Florim USA and TCAT College.

Clarksville is one of the fastest growing markets in Tennessee and nationally, supported by industrial expansion, residential growth, and the stability of Fort Campbell. Tennessee has no state income tax.

Market and Investment Highlights

Major Industrial Investments in the Clarksville-Montgomery County Industrial Park include LG Chem (\$3.2B), Hankook Tire (\$612M), Amazon Distribution Center (\$100M), Dongwha Electrolyte (\$70M), and Kewpie Expansion (\$65M). Supplier and support businesses continue expanding throughout the corridor, driving workforce growth and commercial demand.

Ideal Uses

Trade businesses, contractor yards, equipment rental, industrial supply, logistics, fast food, hotel, medical office, retail strip centers, automotive services, and flex industrial development.



Listed By

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For pricing breakdowns, division options, conceptual layouts, and demographic reports, contact the listing broker directly.