



**NORTHPARK
LOGISTICS**

**RAIL-SERVED CLASS A
INDUSTRIAL PARK**
CLARKSVILLE, TENNESSEE

TOTALING 2,140,000 SF
DIVISIBLE TO 21,600 SF

DELIVERING 1ST QUARTER 2026



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, 14-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.

4175 GUTHRIE HIGHWAY | CLARKSVILLE, TN 37040

- 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

SITE PLAN



HIGHWAY 79

Delivering Q126

BUILDING 2
131,220 SF
±124 CAR PARKS
±43 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 3
131,220 SF
±132 CAR PARKS
±51 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 5
530,880 SF
LEASED

BUILDING 4
74,196 SF
±88 CAR PARKS
32' CLEAR HEIGHT

BUILDING 1
206,752 SF
LEASED

BUILDING 6
108,864 SF
±127 CAR PARKS
±26 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 7
131,220 SF
±136 CAR PARKS
32' CLEAR HEIGHT

BUILDING 8
108,864 SF
±129 CAR PARKS
32' CLEAR HEIGHT

BUILDING 9
63,504 SF
±70 CAR PARKS
±22 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 12
254,136 SF
±168 CAR PARKS
±64 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 11
254,136 SF
±170 CAR PARKS
±70 TRAILER PARKS
32' CLEAR HEIGHT

BUILDING 10
145,476 SF
±126 CAR PARKS
±29 TRAILER PARKS
32' CLEAR HEIGHT

RJ CORMAN RAIL

CORPORATE NEIGHBORS



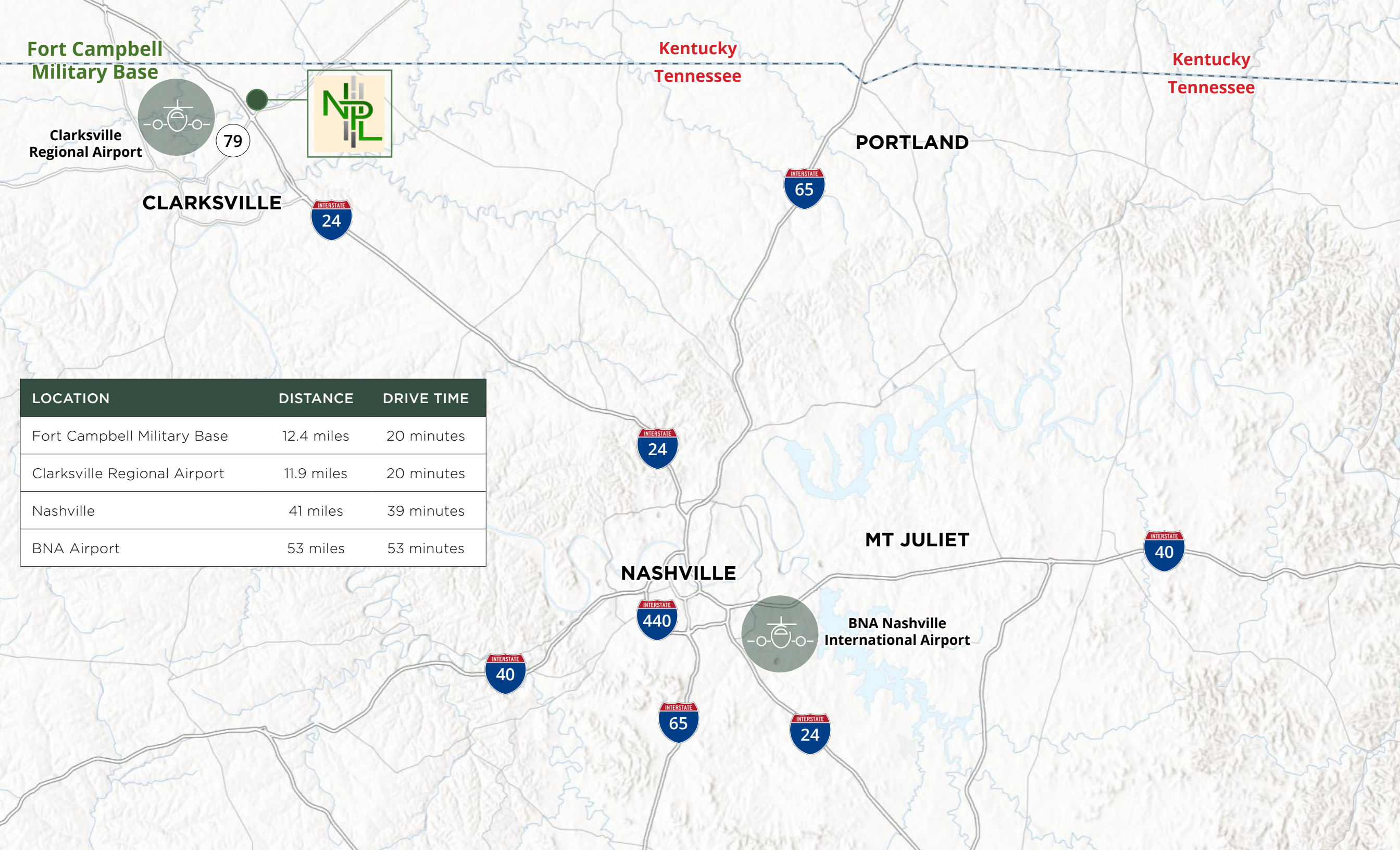
Dongwha



Fort Campbell
Clarksville Regional Airport
← 12.4 MILES | 20 MINUTES



Nashville, TN
→ 41 MILES | 39 MINUTES



**Fort Campbell
Military Base**

**Clarksville
Regional Airport**

79



CLARKSVILLE



**Kentucky
Tennessee**

**Kentucky
Tennessee**

PORTLAND



MT JULIET



NASHVILLE



**BNA Nashville
International Airport**



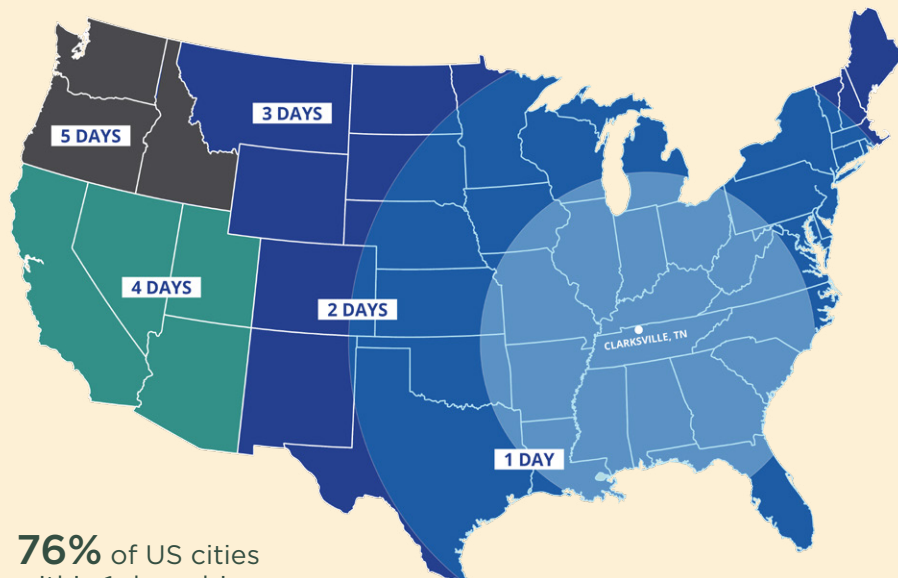
LOCATION	DISTANCE	DRIVE TIME
Fort Campbell Military Base	12.4 miles	20 minutes
Clarksville Regional Airport	11.9 miles	20 minutes
Nashville	41 miles	39 minutes
BNA Airport	53 miles	53 minutes

TRANSPORTATION OVERVIEW

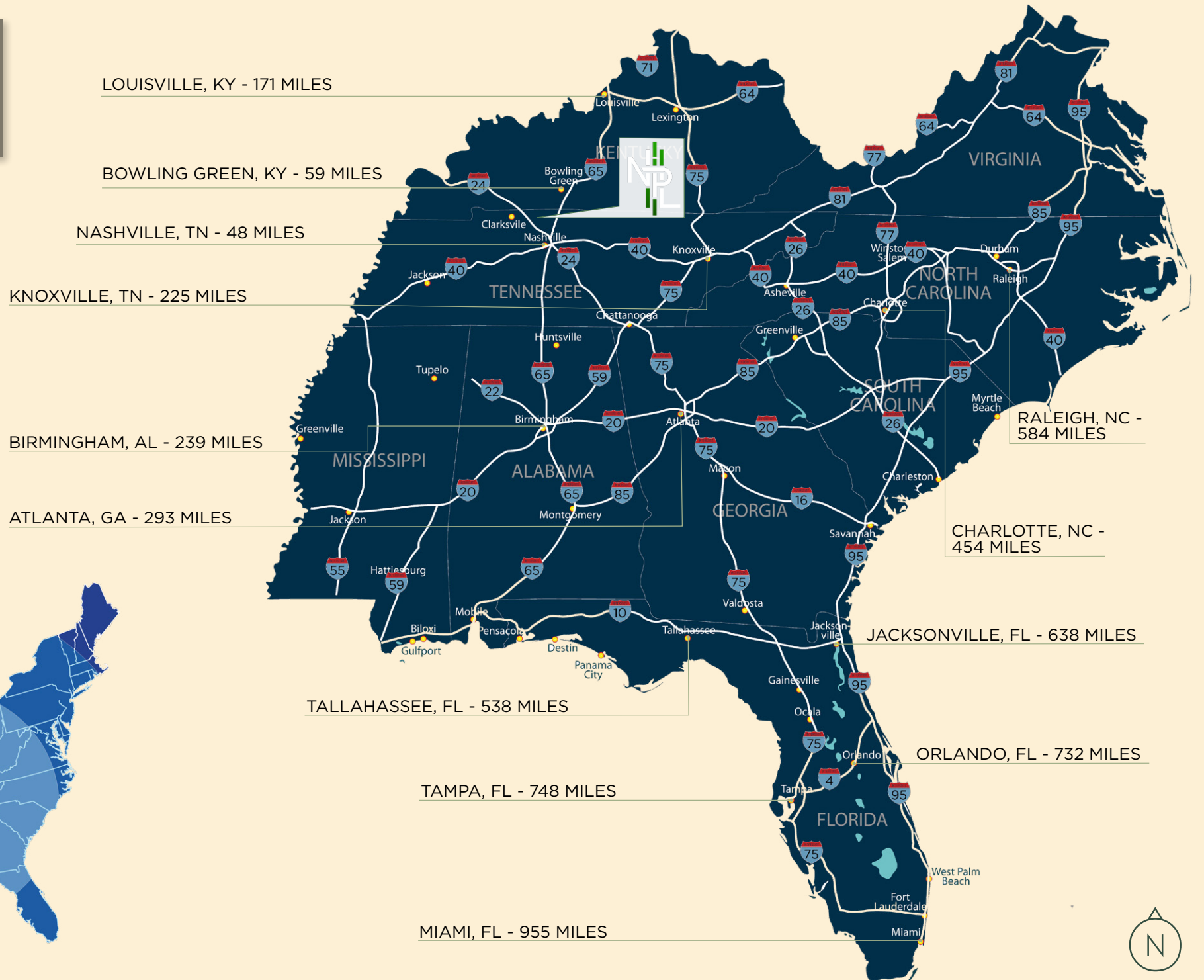
Centrally located with immediate access to I-24 with two other major interstate highways located nearby (I-65 & I-40).

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 TENNESSEE

Founded in 1784, Clarksville is the fifth-largest city in Tennessee and county-seat to Montgomery County - part of the Clarksville, TN-KY Metropolitan Statistical Area. One of Clarksville-Montgomery County's greatest strengths in business recruitment is its trained and educated workforce. The community is enhanced by the presence of Fort Campbell Army Post and Austin Peay State University.

Located on the Cumberland River and steeped in history and heritage, Clarksville once stood as a port city for the tobacco trade industry, but in recent years has transitioned to an eclectic and diverse town full of art, restaurants, and parks. Downtown features antebellum-style architecture offering well-preserved houses and commercial buildings, including the Montgomery County Historic Courthouse constructed in the 1800s. In the heart of downtown Clarksville sits the main campus to Austin Peay State University, a four-year public and doctoral-level university.

Clarksville is home to many legendary athletes, including Olympian and NCAA Basketball Coach Pat Head Summitt. Pat coached the University of Tennessee's Lady Vols for 38 seasons, achieving 1,098 wins and eight national championships.

Local attractions include Customs House Museum, Fort Defiance Civil War Park, Smith Trahern Mansion, Dunbar Cave State Park, Historic Collinsville, and Fort Campbell's Don F. Pratt Museum.



#1

BEST PLACE TO LIVE
(MONEY.COM)

EDO/FDI

OF THE YEAR
(BUSINESS FACILITIES)

#4

TALENT ATTRACTION
(LIGHTCAST)

#1

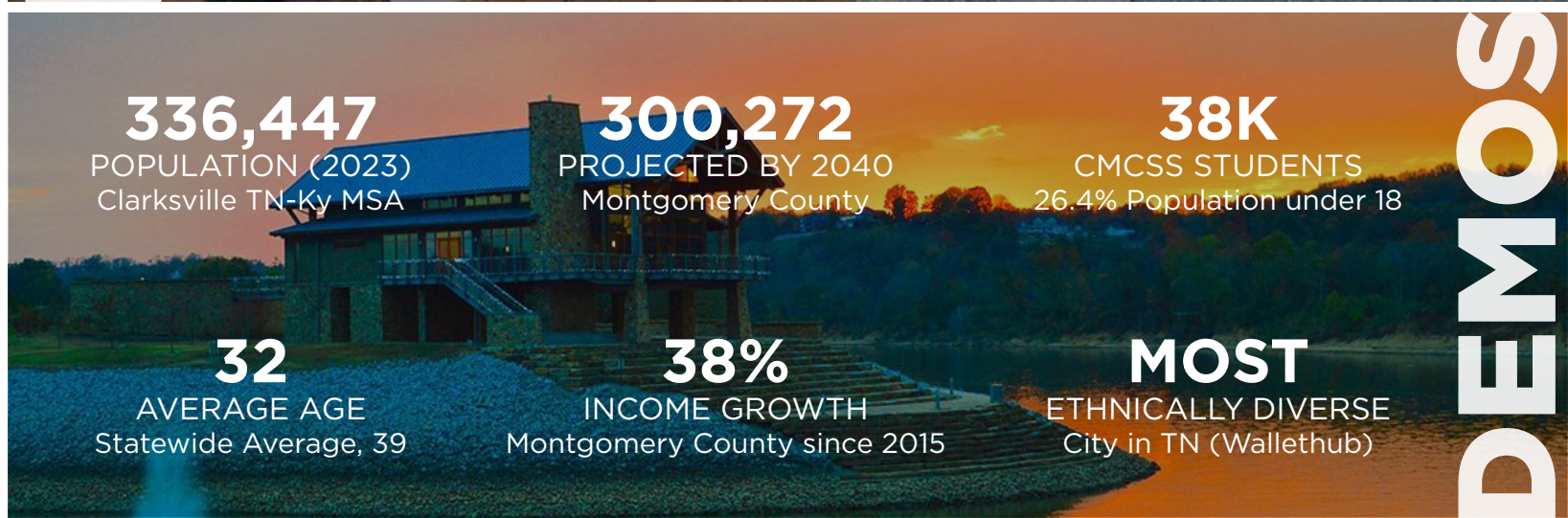
HOTTEST ZIP CODE
(OPENDOOR.COM)

#3

CITY FOR MILLENNIAL
HOMEBUYERS
(REALTOR.COM)

#4

METRO PROJECTS
PER CAPITA
(SITE SELECTION)



336,447

POPULATION (2023)
Clarksville TN-Ky MSA

300,272

PROJECTED BY 2040
Montgomery County

38K

CMCSS STUDENTS
26.4% Population under 18

32

AVERAGE AGE
Statewide Average, 39

38%

INCOME GROWTH
Montgomery County since 2015

MOST

ETHNICALLY DIVERSE
City in TN (Wallethub)

SOME

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

 **Hankook**

2,200 EMPLOYEES

 **TRANE**
TECHNOLOGIES

2,000 EMPLOYEES

 **amazon**

1,000 EMPLOYEES

 **LG Electronics**

740 EMPLOYEES

 **Jostens**

575 EMPLOYEES

 **HENDRICKSON**
The World Rides On Us

450 EMPLOYEES

 **BRIDGESTONE**

430 EMPLOYEES

 **FLORIM**
USA

312 EMPLOYEES

 **Dongwha**

'23

 **kewpie**

'23

 **LG Chem**

'22

 **amazon**

'21

 **Google**

'19

 **Hankook**

'18

 **LG**

'17

 **Hankook**

'15

 **BRIDGESTONE**

'94

AUSTIN PEAY STATE UNIVERSITY



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 $\pm 1,500$ current employees. APSU is eager to assist in your company's relocation or expansion process.



9,764
ENROLLMENT
2023

$\pm 1,400$
GRADUATES
2023

FORT CAMPBELL

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.



ECONOMIC IMPACT

350+

SOLDIERS LEAVE
THE ARMY MONTHLY

36%

RETENTION RATE
(STAY LOCAL)

\$11B

ANNUAL
ECONOMIC IMPACT
(2019 CERT)

\$561M

VETERAN DISABILITY
COMPENSATION



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HAMILTON
DEVELOPMENT