



FOR LEASE

Steel Stock Industrial Park

Building A

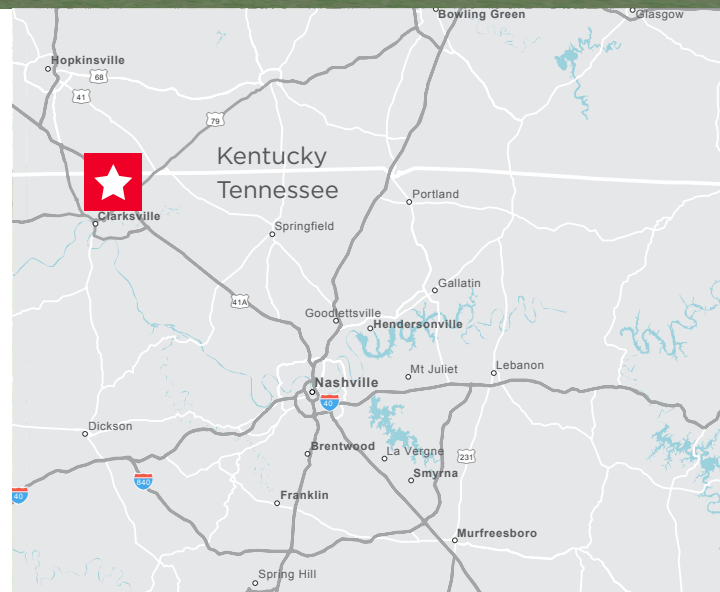
Steel Stock Road, Clarksville, TN



Building A +/- 125,000 SF (Divisible)

Property Highlights

- Build-to-suit opportunities up to +/- 300,000 SF
- Divisible to +/- 25,000 SF
- Build-to-suit office
- Up to 24 docks and 2 (14'x 14') drive-ins
- 28' Clear height (29' at first column in)
- 50' x 60' Column spacing
- ESFR sprinkler system
- LED lighting
- Gas fired heat
- Opportunities available for outside storage

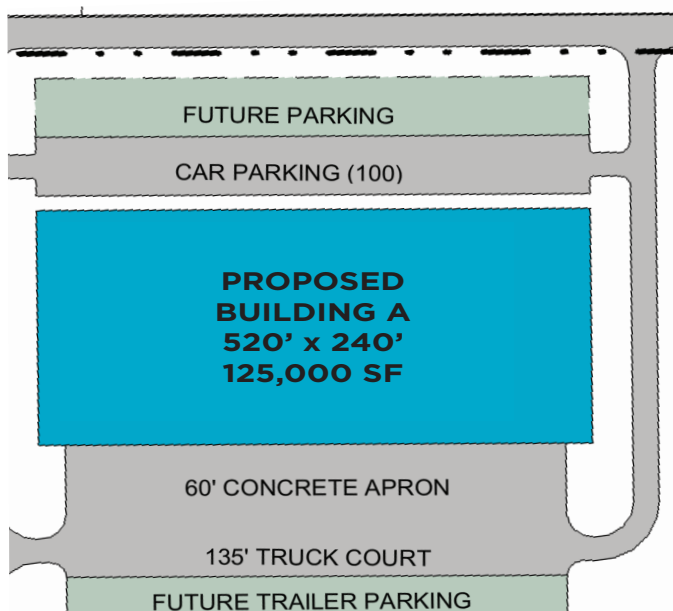


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Aerial



Property Highlights

- Planned industrial development on +/- 130 acres
 - Phase I: 5 buildings on +/- 50 acres starting with Building A
- Located in Montgomery County with convenient access to I-24
- **Corporate Neighbors**
 - 0.5 miles to Hankook
 - 0.8 miles to Bridgestone
 - 1 mile to Akebono Brake Corporation
 - 1.5 miles to Florim USA
 - 2.5 miles to Google
 - 3 miles to LG Plant