

For Lease

85,000 SF Industrial / Flex Property

9,000 SF Suite Available

1850 BUSINESS PARK DR | CLARKSVILLE, TN 37040

STREAM®





Newly Renovated Industrial/ Flex Space in Clarksville, TN

Located at 1850 Industrial Drive in Clarksville, this newly renovated industrial/flex suite offers a thoughtfully proportioned office and warehouse layout designed for efficient day-to-day operations. This suite accommodates a wide range of users, from distribution and service businesses to light manufacturing, seeking functional space that supports workflow, flexibility, and immediate use within an established industrial corridor.



AVAILABLE

SUITE 112B (9,000 SF TOTAL)

- 3,000 SF Office
- 6,000 SF Warehouse
- One (1) Dock-High Loading Door
- One (1) Grade-level Loading Door
- Available Now

HIGHLIGHTS



Modern office buildouts



20' clear height



LED warehouse lighting



Wet sprinkler system



3-phase power



New TPO roof installed June 2026



Functional layout for distribution, storage, or manufacturing







1850 BUSINESS PARK

INDUSTRIAL DR

BUSINESS PARK DR

W DUNBAR CAVE RD

WILMA RUDOLPH BLVD (US-79)

Area Demographics

WITHIN A 15-MILE RADIUS

31.5

Median Age

277,152

Total Population

\$76,772

Median Household Income

66,354

Total Employees

5,605

Total Businesses

Source: Esri forecasts for 2025 and 2030

Drive Times

EASILY CONNECTED TO
CLARKSVILLE'S KEY CORRIDORS

14
MINS

Access to
I-24

19
MINS

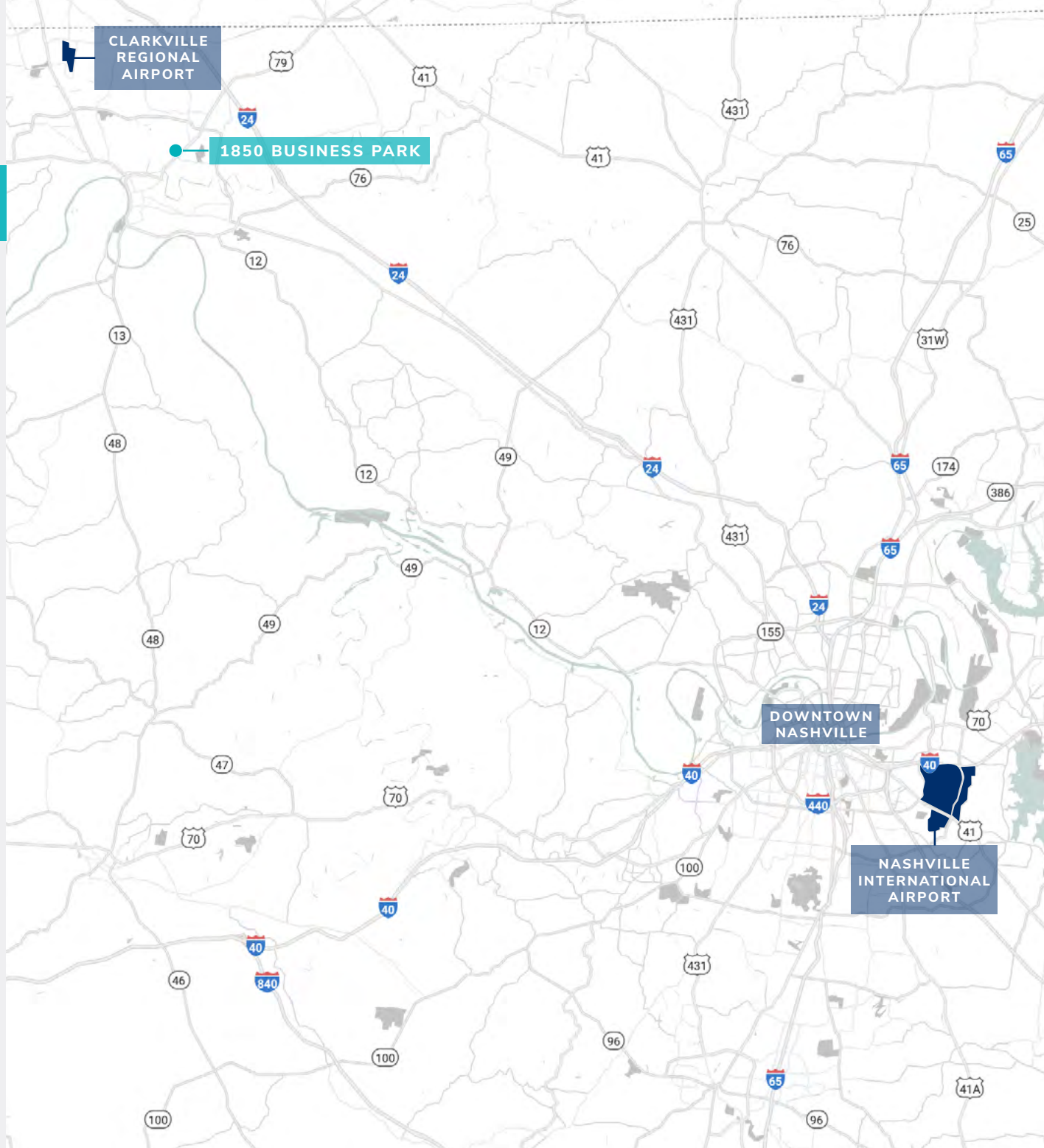
Clarksville
Regional
Airport

54
MINS

Downtown Nashville

57
MINS

Nashville
International
Airport





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