

310 DOVER RD

Clarksville, TN 37042

For Sale or Lease

Offering Memorandum



MATTHEWS™

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Executive Summary

Matthews™ is pleased to offer a rare opportunity to acquire or lease a ± 234,500 SF, well-equipped facility situated on ± 35.26 acres in the rapidly growing Clarksville market. The property offers scale and immediate functionality, supported by direct frontage on US-79, providing a strong logistical advantage

for a user. With limited availability of comparable space in the area, this facility is compelling opportunity for users and investors seeking to establish or grow their presence in Tennessee.



Property Highlights

Property Highlights

- **Ample Lot Size & Low Coverage:** This facility features a coverage ratio of approximately 15.27% on a ± 35.26 AC lot.
- **Emerging Submarket:** This area is experiencing rapid growth and is anchored by relocations or expansions with announced investments from LG Chem (\$3.2B), Korea Zinc (\$6.6B) and T.RAD North America (\$90M)
- **Strategic Location:** Direct access to US-79 with connectivity to I-24 provides exceptional regional access and logistical advantages
- **Unique Opportunity:** With limited supply of space of this size in the immediate area, this facility presents a prime opportunity for a variety of users.
- **Scalability & Infrastructure:** Offering up to $\pm 234,500$ SF and divisible to $\pm 100,000$ SF, this facility is configured to accommodate established or growing businesses and creates flexibility.
- **Strong Market Fundamentals:** Clarksville is one of Tennessee's fastest growing cities, reflecting a rapid population increase of over 10% since 2020. From 2021-2022, Clarksville outpaced all Tennessee cities in year-over-year population growth (clarksvilletn.gov)



Property Overview

Address	
Address	310 Dover Rd
City	
City	Clarksville
State	
State	Tennessee
Zip Code	
Zip Code	37042
Building Area	
Building Area	±234,500
Office SF	
Office SF	±2,205
Open Air Covered Storage	
Open Air Covered Storage	±261,000
Land Area (AC)	
Land Area (AC)	±35.26
Coverage	
Coverage	15.27%
Clear Height	
Clear Height	±16'2" - 18', 17'6" - 20'3", 21'3" - 24'3"
Power	
Power	3P/460V/6000A
List Price & Lease Rate	
List Price & Lease Rate	\$13,500,000 \$4.50/NNN



Property Photos



Interior Office Photos



Warehouse Photos





Clarksville Regional Airport
±6.2 Miles Away

41



71

Dover Rd ± 17,400 VPD

± 32,000 VPD



Subject Property



Jackson Logging



ARCOSA
AGGREGATES

Google Earth



Ref #	Building	SF
10	Front Building	105,600 SF
11	Loading Dock	7,700 SF
20	Warehouse	70,750 SF
30	Breakdown	45,050 SF
35	Stacker	5,400 SF
40	*Boiler	3,650 SF
50	*Masonry Kilns	6,750 SF
51	*Concrete Kilns	4,500 SF
52	*Concrete Kilns	5,600 SF
60	Lumber Shed	58,500 SF
70	Lumber Shed	58,500 SF
80	Lumber Shed	72,000 SF
90	Lumber Shed	72,000 SF

*Not included in total building SF

Fort Campbell
Cantonment



Opened Clarksville campus in 2018. Currently expanding with a new 560,000 SF warehouse and operations facility (±\$100M investment).



Google data center opened in 2015. \$600 million investment, 70 jobs.



Building a \$3.2B advanced battery cathode plant.



\$47 million expansion investment, 375 jobs.

Subject Property



Building a new \$65M production facility.

Clarksville



Making a \$6.6B investment in Clarksville, Tennessee, to build its first U.S. operations, including a major smelting facility and its U.S. headquarters.



Significant manufacturing presence in Clarksville with a \$800 million investment and 1,800 jobs.



Japanese heat-exchanger manufacturer has selected Clarksville for its first Tennessee facility, investing over \$90 million and committing to nearly 930 jobs.

Clarksville, TN

Market Demographics



185,690

Total Population

\$66,786

Median HH Income

64,863

of Households

56.6%

Homeownership Rate

71,798

Employed Population

30.6%

% Bachelor's Degree

30.4

Median Age

\$236,100

Median Property Value

Local Market Overview

Clarksville is a city in Middle Tennessee, roughly 45–60 minutes northwest of downtown Nashville along the I-24 corridor. It functions as a regional employment and services hub for Montgomery County and surrounding communities, with steady in-migration tied to job growth, proximity to Nashville, and the presence of Fort Campbell. The local housing market includes a mix of established neighborhoods and newer subdivisions, and the area's relatively young population supports ongoing demand for retail, healthcare, and everyday services.

Clarksville's market is shaped by corridor logistics and manufacturing needs rather than port- or rail-dominated distribution. I-24 provides efficient truck access to Nashville and onward to broader Southeast markets, which supports last-mile and regional distribution uses. Similar space in and around Clarksville generally clusters near highway interchanges and established industrial parks, with activity from light manufacturing, assembly, building products, and service-oriented users; smaller footprints and contractor-oriented facilities are also common. Recent demand has been influenced by supply chain diversification and "near-market" warehousing, with typical decision drivers including labor availability, travel time to Nashville, site readiness, and utility capacity.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	4,201	37,257	83,951
2025 Population	4,657	42,015	95,868
2030 Population Projection	5,081	45,971	105,121
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,618	13,687	31,066
2025 Households	1,811	15,743	36,050
2030 Household Projection	1,986	17,341	39,769
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$73,764	\$68,559	\$73,285

Economic Drivers

I-24 access and a large military presence support Clarksville's employment base and industrial activity.

Clarksville's location northwest of Nashville along the I-24 corridor positions the city for regional distribution, light manufacturing, and defense-adjacent services, with an employer mix that includes education, healthcare, local government, and major manufacturing operations.

Economic Drivers

Clarksville benefits from interstate connectivity (I-24) and a sizable labor pool influenced by Fort Campbell and regional in-migration. The industrial market is supported by established manufacturers and logistics users, with demand tied to truck access and site-ready industrial parks. Rail-served industrial sites are also present in the market; for example, a publicly owned heavy-industrial site within the Corporate Business Park is marketed with a potential rail spur and proximity to I-24.

Primary Industries

- Manufacturing (consumer products, automotive-related, printing)
- Logistics / Distribution
- Education & Government
- Healthcare

Top Employers

- Clarksville-Montgomery County School System
- Trane Company
- Amazon (fulfillment)
- Hankook Tire Manufacturing Tennessee
- LG Electronics USA
- Tenna HealthCare
- Austin Peay State University

±48 Miles

Distance to Nashville, TN



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **310 Dover Rd, Clarksville, TN 37042** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.