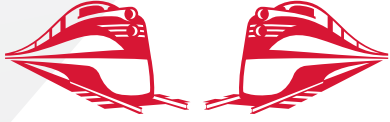


Rj Corman

Railroad Company



CLIFTON INNOVATION DISTRICT NASHVILLE, TN

OVERVIEW

TYPE: BUILDING

ACRES: 20.35

BUILDING SQ. FT: 54,437

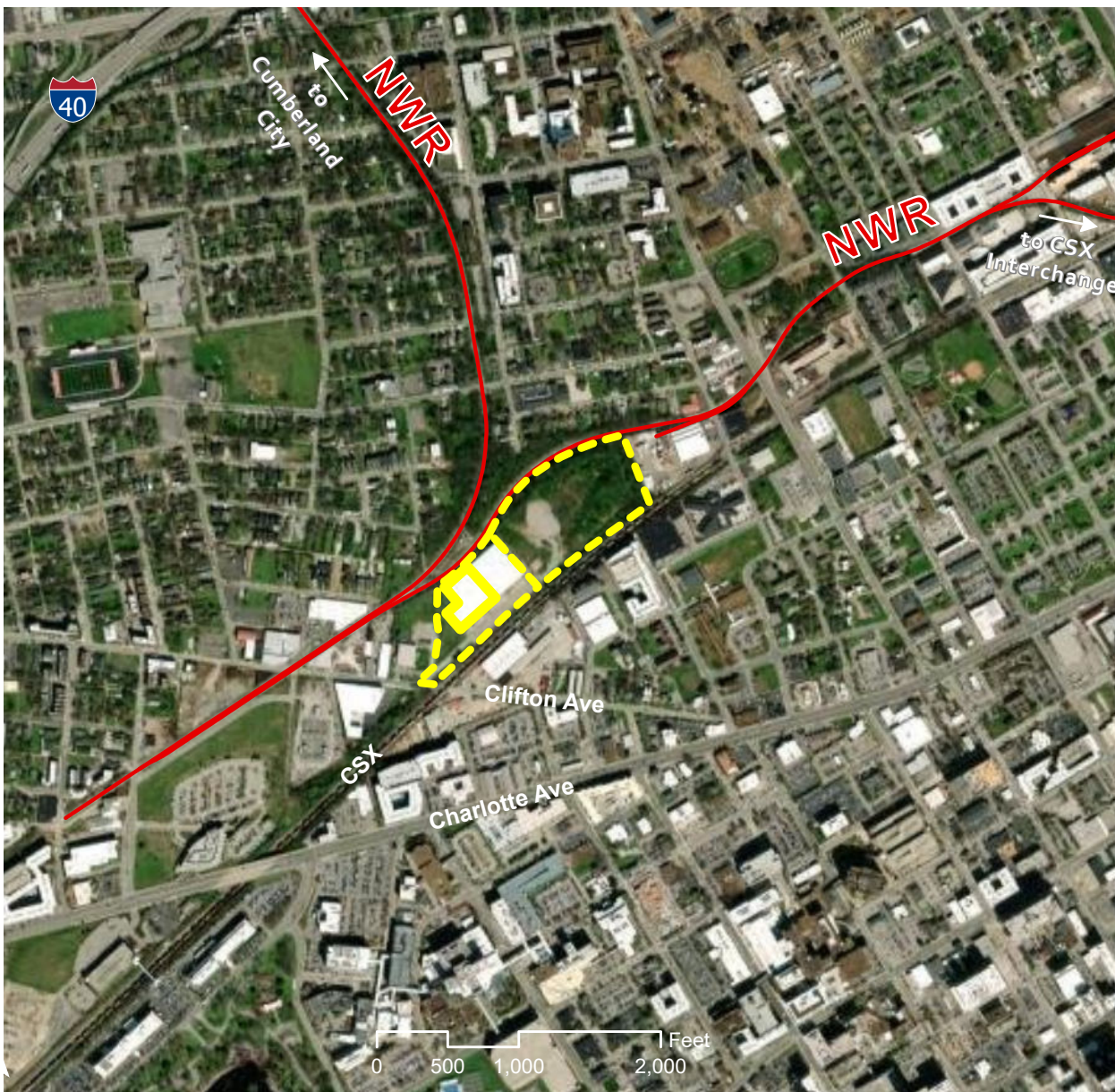
DIVISIBLE: YES

ZONING: INDUSTRIAL
RESTRICTIVE (IR)

OWNERSHIP: PRIVATE

FOR SALE/LEASE: SALE/LEASE

PRICE PER ACRE: \$8.25 PER SF



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT

CLIFTON INNOVATION DISTRICT

NASHVILLE, TN

LOCATION

Latitude, Longitude: 36.1595, -86.8088

County: Davidson

PROPERTY DETAILS

Under Roof: 104,837 SF (Total)

Ceiling Height: 22'

Office Space: 6,000 SF

Due Diligence Conducted: ALTA Survey,
Phase I ESA

UTILITY

Electric Provider / Details: Nashville

Electric System (NES) / On Site; 3-phase

Water Provider / Details: Metro Water Services of Davidson County, TN / On Site

Sewer Provider / Details: Metro Water Services of Davidson County, TN / On Site

Gas Provider / Details: Piedmont/Duke Energy / On Site

Telecom Provider / Details: Xfinity/Comcast / On Site

TRANSPORTATION

Nearest Highway / Distance: US Hwy 70 / 0.25 miles

Nearest Interstate / Distance: I-440 / 0.6 miles

Nearest Airport / Distance: Nashville International Airport (BNA) / 9.6 miles

Nearest Port / Distance: Nashville - Cumberland River / 5 miles

R. J. CORMAN

Closest Distribution Center: Clarksville Distribution Center

Closest Transloading Facility: Old Hickory Transload

Class I Interchange Partner(s): CSX

Interchange Points(s): Nashville

Served by: NWR

