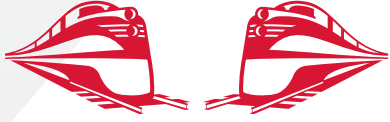


Rj Corman

Railroad Company



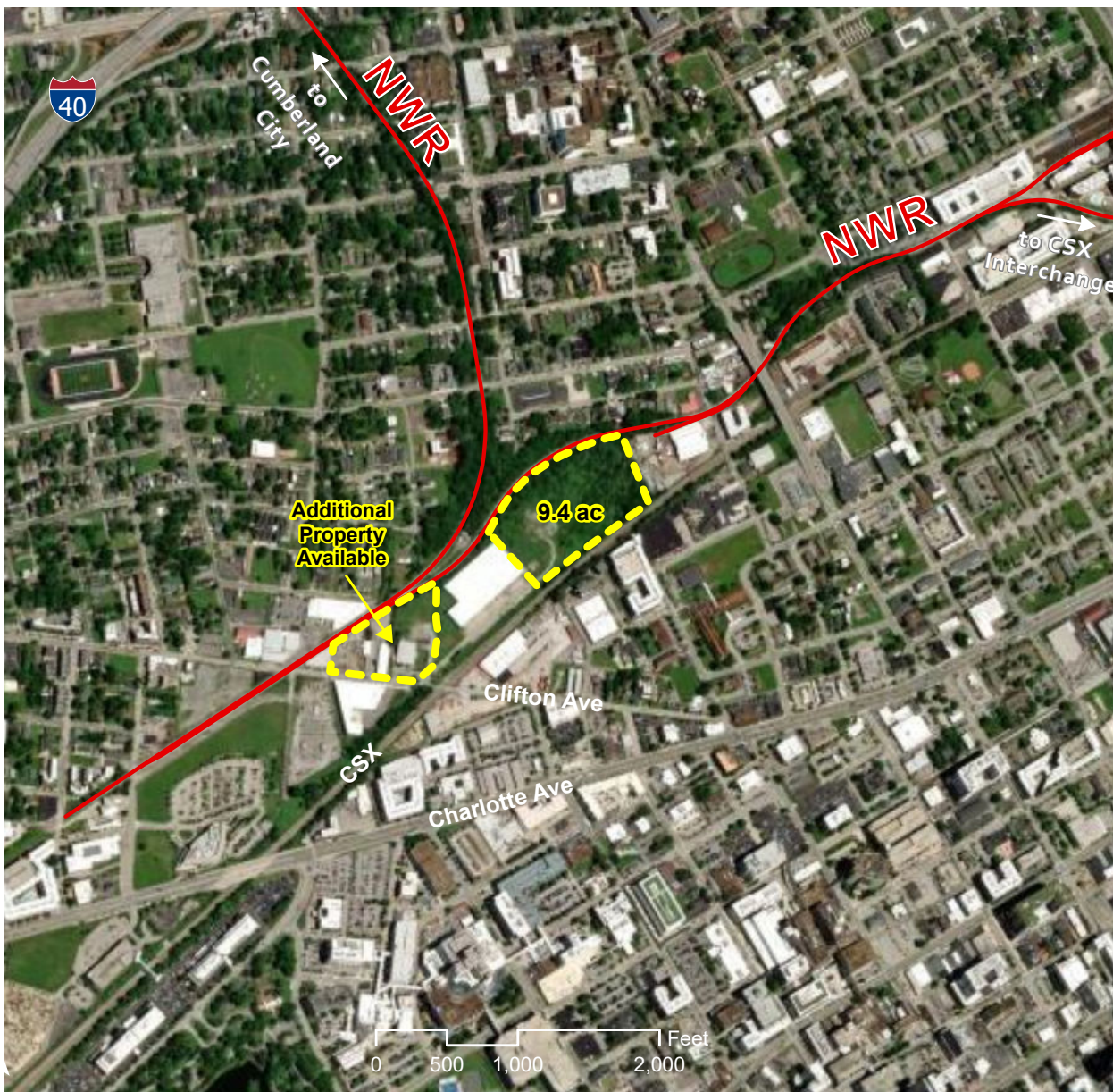
CLIFTON INNOVATION DISTRICT NASHVILLE, TN

OVERVIEW

TYPE: SITE
ACRES: 9.4
DIVISIBLE: NO

ZONING: INDUSTRIAL
OWNERSHIP: PRIVATE

FOR SALE/LEASE: SALE/LEASE
PRICE PER ACRE:
UPON REQUEST



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR
DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT
JAKE.WEIR@RJCORMAN.COM
C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT

CLIFTON INNOVATION DISTRICT

2300-2318 CLIFTON AVENUE NASHVILLE, TN

LOCATION

Latitude, Longitude: 36.1595, -86.8088

County: Davidson

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

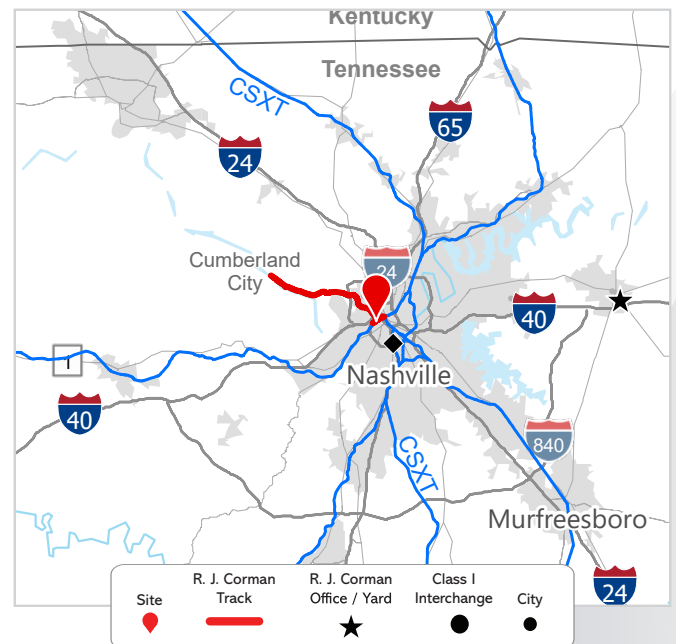
Closest Transloading Facility: Old Hickory

Terminal

Class I Interchange Partner(s): CSX

Interchange Points(s): Nashville

Served by: NWR



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