



*Available For Lease*

**1313-1315 College St,  
Clarksville, TN**



# PROPERTY SUMMARY & PARCEL OUTLINE

**1313-1315 College St, Clarksville, TN 37040** offers 76,325 SF of warehouse space across three buildings on a 3.54-acre site. The property includes a 60,000 SF main building, 13,125 SF second building, and 3,200 SF third building, providing flexibility for a variety of industrial users. The site features 7 total drive-in doors (2 in Building 1, 2 in Building 2, and 3 in Building 3) with clear heights ranging from 12' to 16'. Built in 1957 and classified as a Class B asset, the property is zoned M-2 Industrial and is served by 2-phase electrical service, with dedicated power to each building. Offering multiple building configurations and functional drive-in access, this property is well-suited for warehousing, contractor operations, light manufacturing, or service-related businesses.



# PROPERTY DETAILS & SPECIFICATIONS

**Address:** 1313-1315 College St, Clarksville, TN 37040

**Lease Rate:** \$5.00 per/sf

**Building Type:** Warehouse

**Total SF: 76,325**

Building 1: 60,000

Building 2: 13,125

Building 3: 3,200

**Acreage:** 3.54

**Drive In Doors:** 7

**Clear Height:** 12' - 16'

**Year Built/Renovated:** 1957

**Power: Electrical is 2 phase**

**Building Class:** B

**Zoning:** Industrial - M2

**Additional Information:** Drive In Door Dimensions

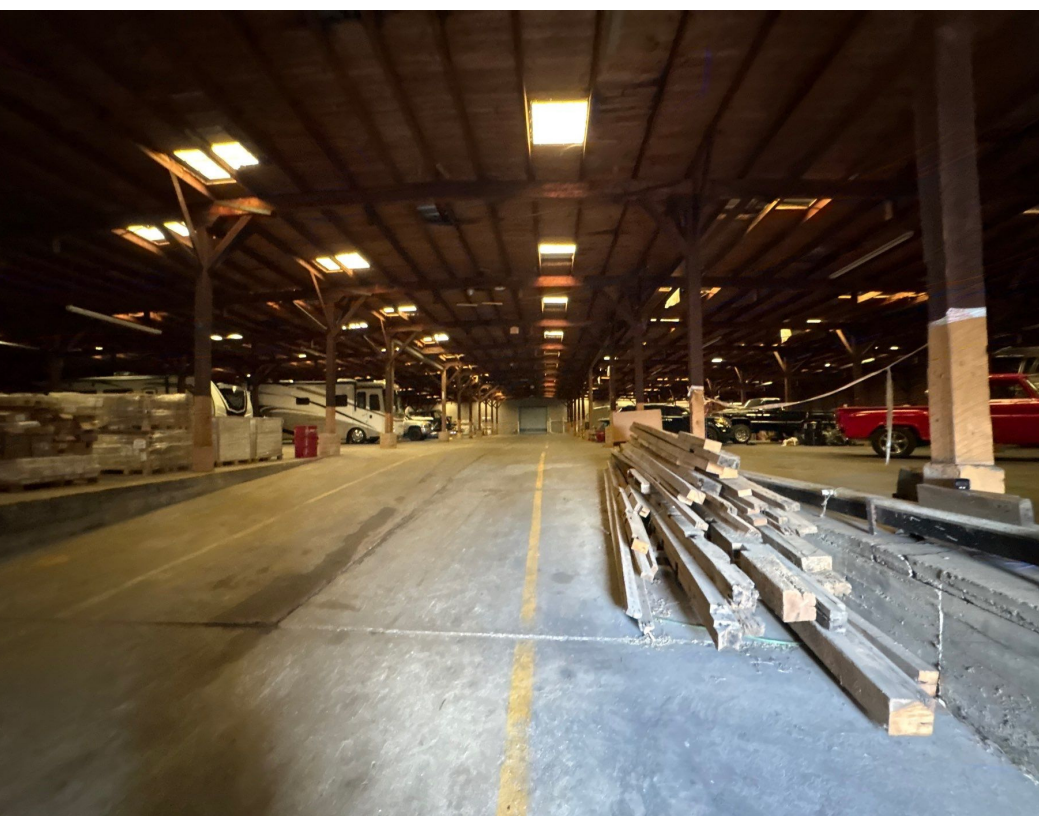
Building 1 – Front: 18x11 Back: 18x14

Building 2 – Front: 16 x 14 Back: 16x14

Building 3 – 3 bay doors: 10 feet wide, 12 feet wide and 10 feet wide







# PRIME INDUSTRIAL LOCATION - (LOCATION NAME)

1313-1315 College Street is strategically positioned within Clarksville's thriving industrial and manufacturing corridor, offering exceptional connectivity to one of Tennessee's fastest-growing industrial markets. The property benefits from immediate access to US-41A (College Street) and convenient connectivity to I-24, providing efficient regional distribution throughout Middle Tennessee and direct routes to Nashville, Kentucky, and the broader Southeast. Located just minutes from Downtown Clarksville, Fort Campbell, and the city's major industrial parks, the site is ideally suited for warehousing, logistics, light manufacturing, service operations, and regional distribution. Surrounded by a strong manufacturing base, national employers, and a rapidly expanding workforce, this location offers outstanding accessibility, transportation infrastructure, and long-term growth potential within one of the Southeast's most dynamic industrial markets.

## LOCATION KEY DISTANCES

**US-41A (College St): Direct frontage**

**Downtown Clarksville: 1.5 miles**

**US-79: 3.0 miles**

**I-24: 8.0 miles**





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