



FOR LEASE OR SALE 303,899 SF

# Immediate Occupancy

2225 Madison Street | Clarksville, TN 37043

- Perfect for light manufacturing or distribution needs
- +/- 30,000 SF of air conditioned production area
- +/- 6,000 SF of office space
- (28) - 8' X 10' Dock doors (25 with levelers)
- (4) - 12' X 12' Drive-in doors
- 114 Parking spaces
- Built in 1973
- Zoned Industrial - M3
- 1600 AMP 480/270 Volt 3 Phase electrical service
- +/- 17.27 acres
- Sprinkler system
- Building is divisible
- Development potential - combine with adjacent parcels
- Taxes = \$80,575 (2008)
- Asking price \$4,995,000.00

For more information, contact:

**Ben Mosley, MRICS**  
615-301-2814  
bmosley@ctmt.com

**Jon Speers**  
615-301-2826  
jspeers@ctmt.com

5250 Virginia Way, Suite 100 | Brentwood, TN 37027 | [www.ctmt.com](http://www.ctmt.com)

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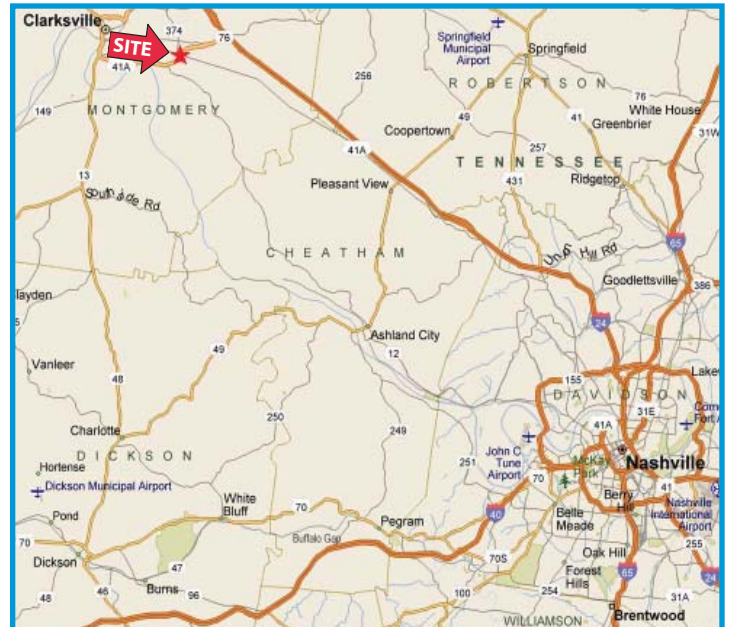
Commercial Real Estate Services



Existing 303,889 SF Distribution & Manufacturing Facility on 17.27 acres

## Building Features

- Potential redevelopment site
- Extra land for trailer or outside storage
- Less than 3 miles to I-24
- Varying clear heights: 10'6" - 33'
- Exhaust fans
- Gas fired unit heaters



Property owned and managed by  
Northstar Commercial Partners  
[www.2225Madison.com](http://www.2225Madison.com)



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