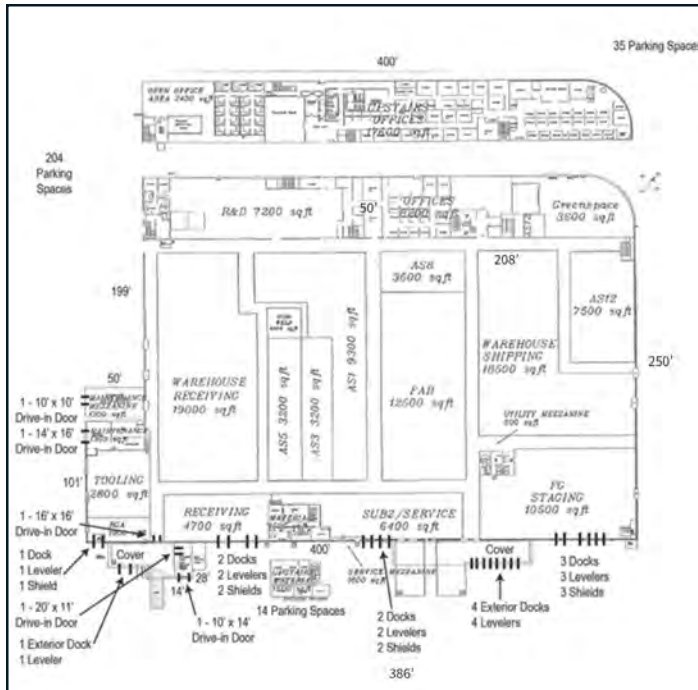
 **JLL** SEE A BRIGHTER WAY

# For sale or lease

2100 Future Drive  
Clarksville, IN 47129

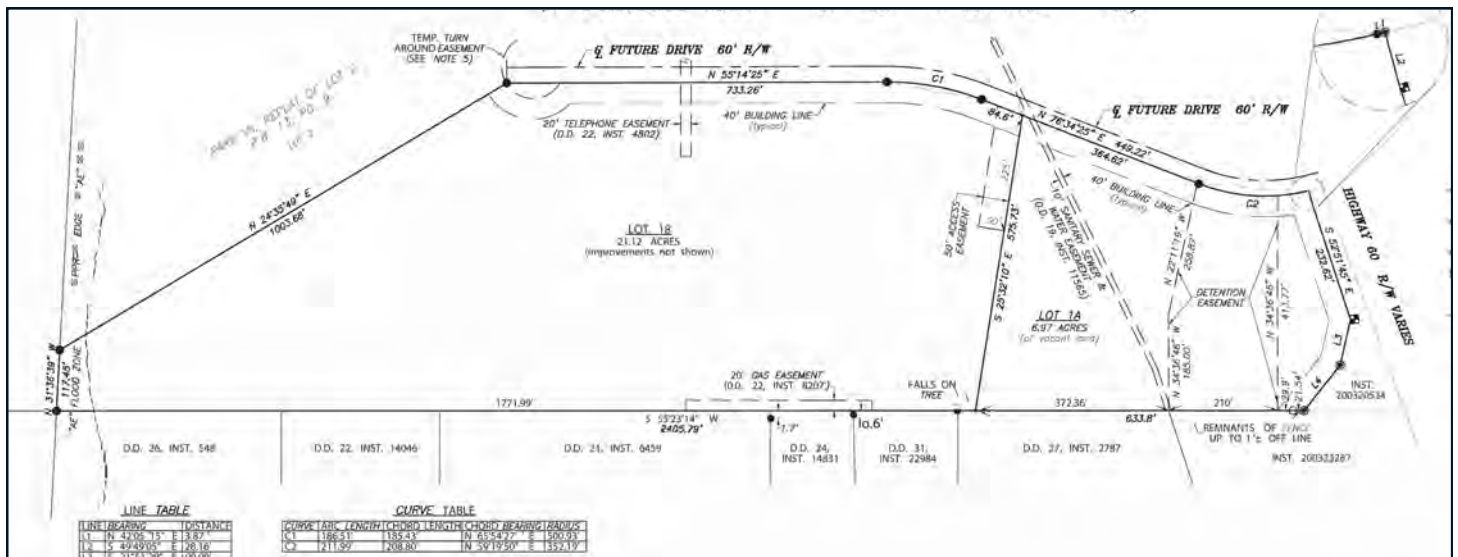
146,575 SF manufacturing/  
distribution facility on  
21.21 acres

## Industrial Building in Northstar Business Park



### Property specifications

- 8 dock doors with levelers and shields
- 5 covered exterior docks
- 19' clear height
- 253 striped surface parking spaces
- Wet sprinkler
- 4" water service; 6" fire line; 8" main
- 2" medium pressure gas line; 4" main
- 800 amps, 480 volts, 3 phase electrical service
- 4,000 amps, 120/208 volts, 3 phase electrical service
- 1 mile to Interstate-65
- Located between Louisville and Indianapolis



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