

FOR LEASE

11,220 SF AVAILABLE
3359 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers

DOWNTOWN NASHVILLE

*INDUSTRIAL WAREHOUSE FACILITY
EAST NASHVILLE SUBMARKET
AVAILABLE TODAY*



FOR LEASE

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3359 AMBROSE AVENUE
NASHVILLE, TENNESSEE

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SPACE FOR LEASE | INFORMATION

- **11,220 SF SUITE AVAILABLE**
- **± 1,750-SF OFFICE SPACE**
- **19' CLEAR HEIGHT**
- **TWO (2) DOCK HIGH DOORS**
- **ONE (1) RAMP DRIVE-IN DOOR**
- **NEW TPO ROOF (20 YEAR WARRANTY)**
- **SEALCOAT & STRIPED TRUCK COURT**
- **INTERIOR MAKEREADY COMPLETE**
- **3.5 MILES FROM DOWNTOWN NASHVILLE**
- **2.5 MILES FROM I-24 & I-65**
- **EAST NASHVILLE SUBMARKET**
- **FUTURE EXPANSION OPPORTUNITIES**
- **AVAILABLE TODAY**

MANAGED BY:



LEASING CONTACTS:

MAX SMITH, SIOR

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MAX.SMITH@COLLIERS.COM

ZAC CYPRESS, CCIM

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ZAC.CYPRESS@COLLIERS.COM

MARKETED BY:



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INDUSTRIAL WAREHOUSE FACILITY
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SUITE 3359
11,220 SF



NEWTPOROOOF

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COMPLETED CAPITAL IMPROVEMENTS

- **NEW TPO ROOF – 2023 INSTALL, 20-YEAR WARRANTY**
- **EXTERIOR BUILDING PAINTING**
- **SEALCOAT & STRIPED TRUCK COURT**
- **LANDSCAPING UPGRADES**
- **WHITEBOXED WAREHOUSE**
- **DOCK EQUIPMENT UPGRADES**
- **NEW LED LIGHTING (WAREHOUSE & OFFICE)**
- **NEW OFFICE CARPET, FINISHES, AND PAINT**
- **NEW BATHROOM FIXTURES & FLOORING**

SUITE INFORMATION

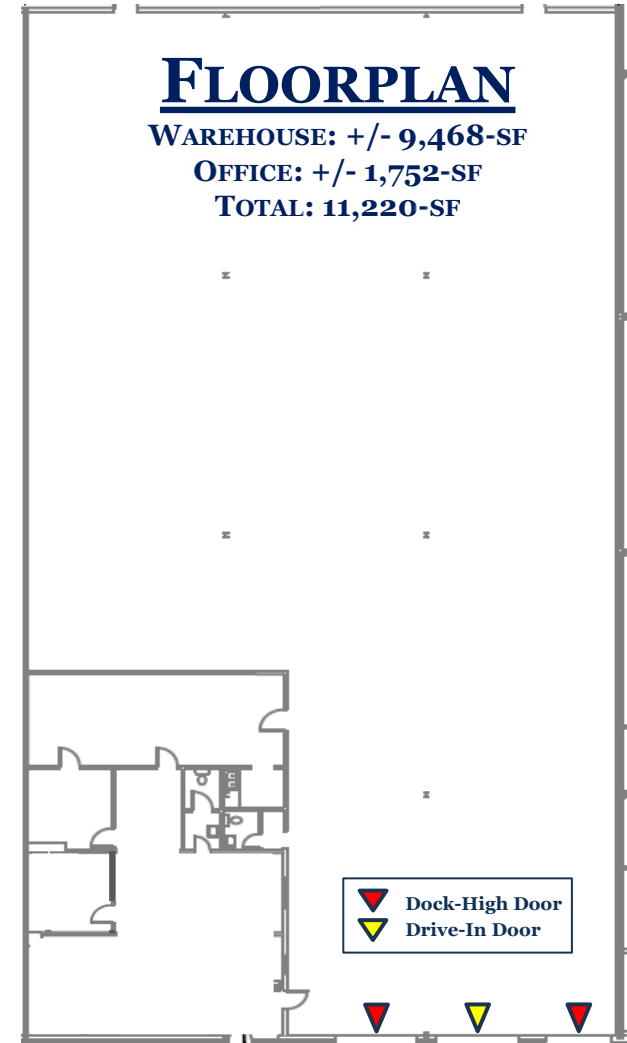
- **11,220 SF SUITE AVAILABLE**
- **± 1,750-SF OFFICE SPACE**
- **19' CLEAR HEIGHT**
- **TWO (2) DOCK HIGH DOORS**
- **ONE (1) RAMP DRIVE-IN DOOR**

FLOORPLAN

WAREHOUSE: +/- 9,468-SF

OFFICE: +/- 1,752-SF

TOTAL: 11,220-SF



 Dock-High Door
 Drive-In Door



FOR LEASE

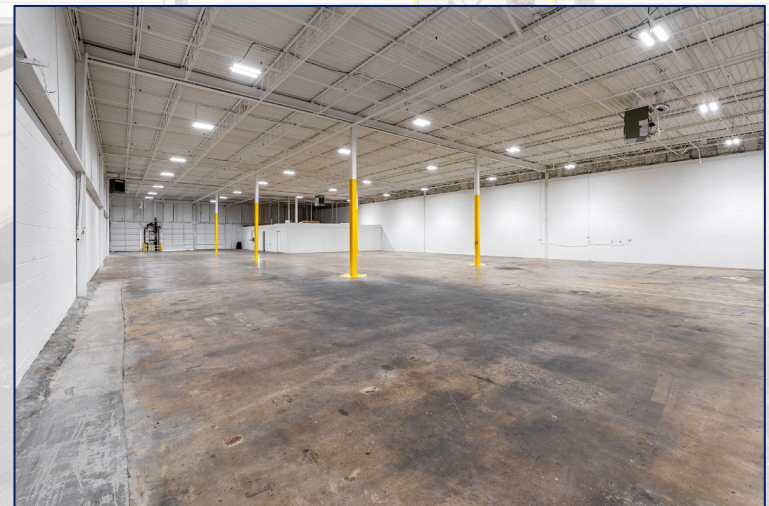
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OFFICE – INFORMATION

- +/- 1,752-SF RENOVATED OFFICE
- COMPLETED OFFICE IMPROVEMENTS
- TWO (2) PRIVATE OFFICES
- ONE (1) CONFERENCE ROOM
- TWO (2) RESTROOMS
- NEW OFFICE PAINT
- NEW OFFICE FLOORING
- NEW OFFICE LIGHTING



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WHITEBOXED WAREHOUSE

INTERIOR WAREHOUSE IMAGERY

NEW LED
LIGHTING

HAZARD YELLOW
COLUMNS

WHITEBOXED WALLS

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*DOWNTOWN
NASHVILLE*

GALLATIN PK

TRINITY LN

31

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11,220 SF



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NASHVILLE, TENNESSEE

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*INDUSTRIAL WAREHOUSE FACILITY
EAST NASHVILLE SUBMARKET
AVAILABLE TODAY*

BNA Nashville
International
Airport

*DOWNTOWN
NASHVILLE*

GALLATIN PK

TRINITY LN

24

DICKERSON PK

31

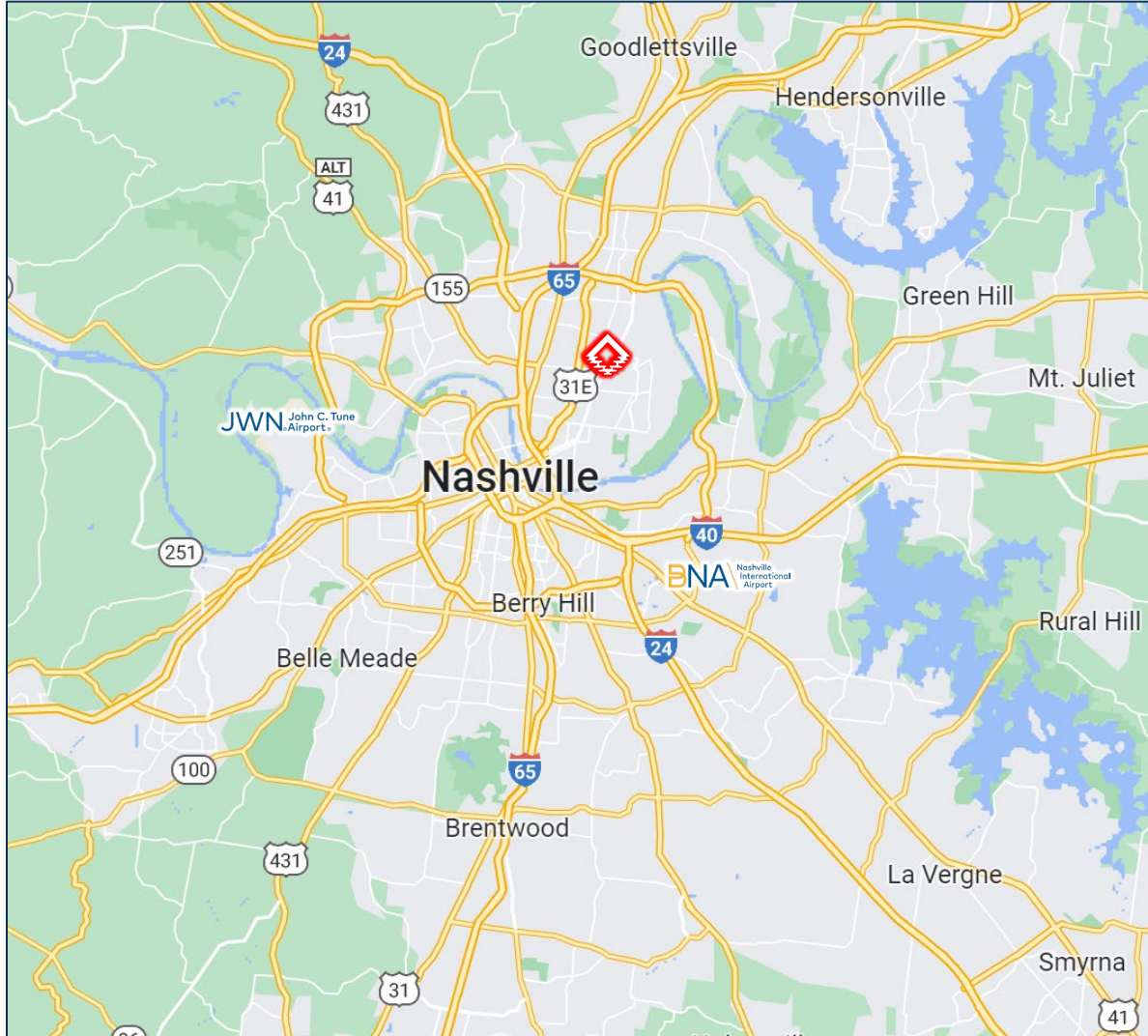
3359 AMBROSE
11,220 SF

 **Stonelake**
CAPITAL PARTNERS

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3359 AMBROSE AVENUE
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AVAILABLE**

**EAST NASHVILLE
SUBMARKET**

