

FOR LEASE

15,026 SF AVAILABLE
3351 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers

DOWNTOWN NASHVILLE

*INDUSTRIAL WAREHOUSE FACILITY
EAST NASHVILLE SUBMARKET
AVAILABLE SUMMER 2026*



↑
SUITE 3351
15,026 SF

 **Stonelake**
CAPITAL PARTNERS

FOR LEASE

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SPACE FOR LEASE | INFORMATION

- **15,026 SF SUITE AVAILABLE**
- **± 600-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**
- **POWER: 1200 AMPS, 480V, 3 PHASE**
- **PLANNED INTERIOR MAKEREADY**
- **3.5 MILES FROM DOWNTOWN NASHVILLE**
- **2.5 MILES FROM I-24 & I-65**
- **FUTURE EXPANSION OPPORTUNITIES**
- **AVAILABLE SUMMER 2026**

MANAGED BY:



LEASING CONTACTS:

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NEWTPOROOF

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PLANNED CAPITAL IMPROVEMENTS

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

SUITE INFORMATION

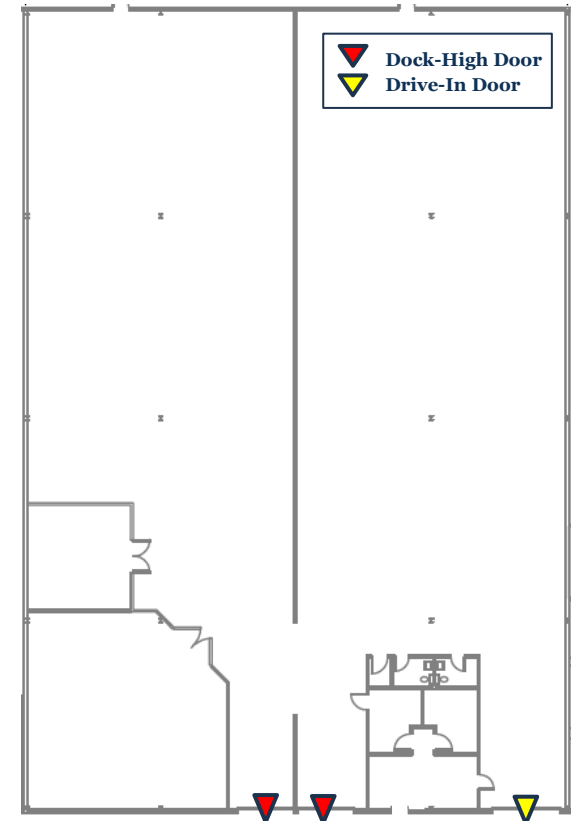
- **15,026 SF SUITE AVAILABLE**
- **± 600-SF OFFICE SPACE**
- **19' CLEAR HEIGHT**
- **TWO (2) DOCK HIGH DOORS**
- **ONE (1) RAMP DRIVE-IN DOOR**

FLOORPLAN

WAREHOUSE: ± 14,426-SF

OFFICE: ± 600-SF

TOTAL: 15,026-SF



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SAMPLE INTERIOR OFFICE IMAGERY



SAMPLE INTERIOR OFFICE IMAGERY



OFFICE – INFORMATION

- +/- 600-SF RENOVATED OFFICE
- PLANNED OFFICE IMPROVEMENTS
- TWO (2) PRIVATE OFFICES
- TWO (2) RESTROOMS
- NEW OFFICE PAINT
- NEW OFFICE FLOORING
- NEW OFFICE LIGHTING

SAMPLE INTERIOR WAREHOUSE IMAGERY



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SAMPLE 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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*INDUSTRIAL WAREHOUSE FACILITY
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AVAILABLE IN FALL 2026*

BNA Nashville International Airport

*DOWNTOWN
NASHVILLE*

GALLATIN PK

TRINITY LN

24

DICKERSON PK

31

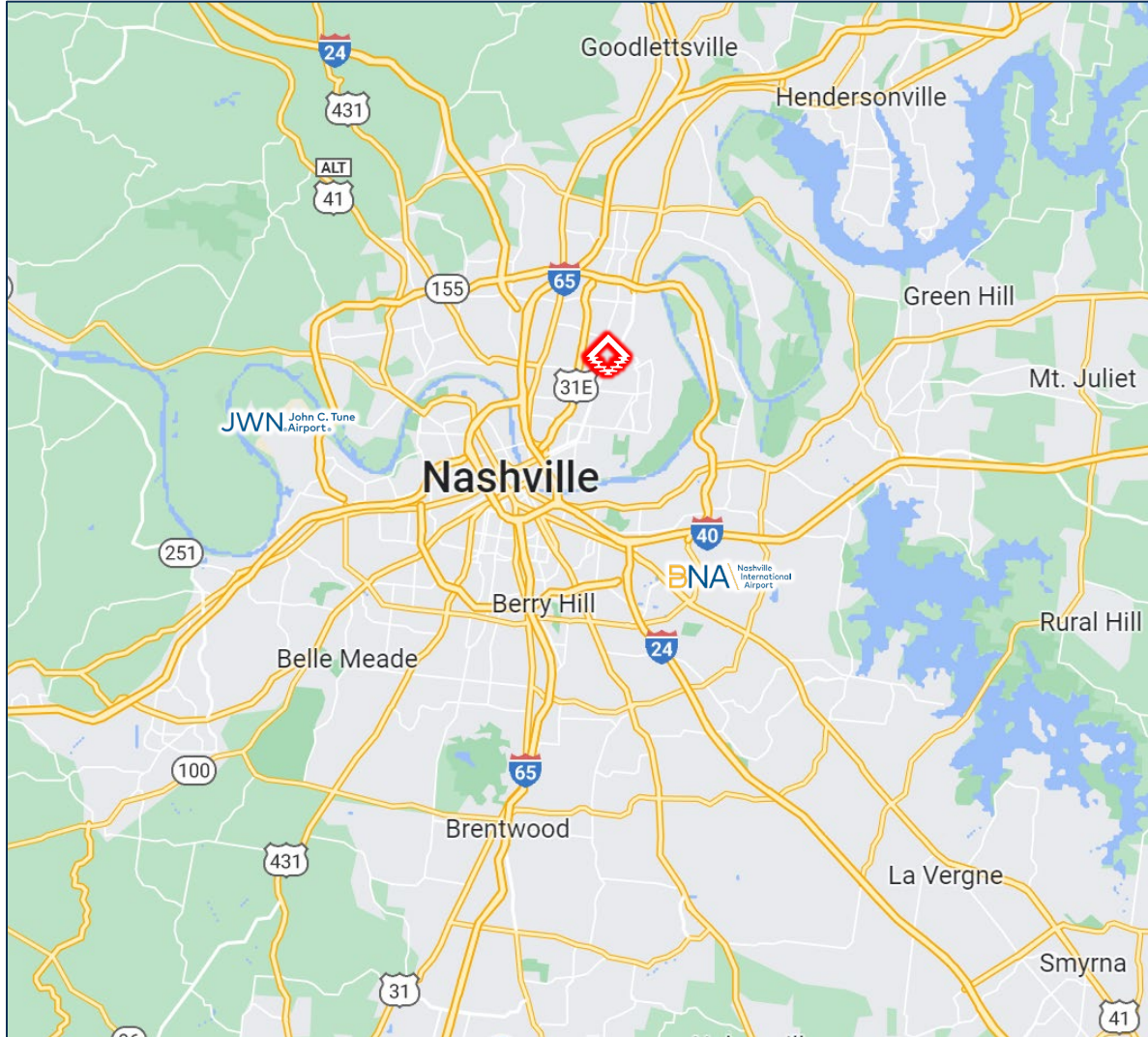
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