

FOR LEASE

11,220 SF AVAILABLE
3359 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers

DOWNTOWN NASHVILLE

*INDUSTRIAL WAREHOUSE FACILITY
EAST NASHVILLE SUBMARKET
AVAILABLE FALL 2025*



 **Stonelake**
CAPITAL PARTNERS

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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**
- **2025 INTERIOR MAKEREADY**
- **3.5 MILES FROM DOWNTOWN NASHVILLE**
- **2.5 MILES FROM I-24 & I-65**
- **EAST NASHVILLE SUBMARKET**
- **FUTURE EXPANSION OPPORTUNITIES**
- **AVAILABLE FALL 2025**

MANAGED BY:



LEASING CONTACTS:

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MARKETED BY:



ABLE TO DECREASE OFFICE SF UPON TENANT REQUEST

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SUITE 3359
11,220 SF



NEW TPO ROOF

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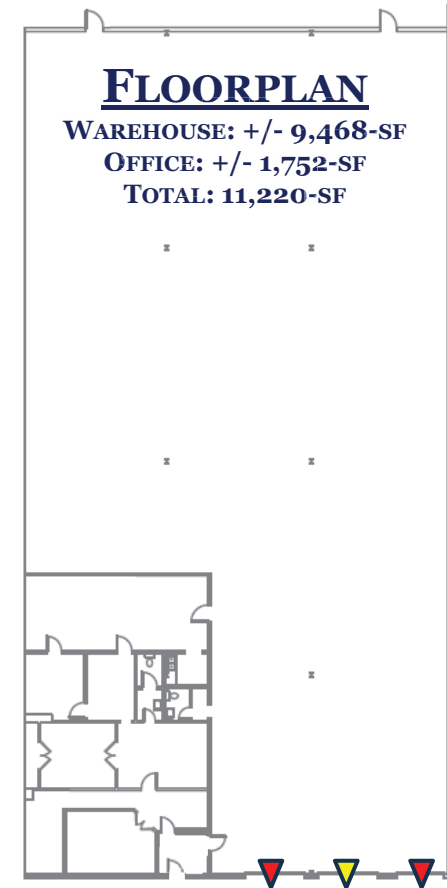
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PLANNED INTERIOR IMPROVEMENTS:

- **LED LIGHTING (OFFICE)**
- **LED LIGHTING (WAREHOUSE)**
- **WHITEBOXED WAREHOUSE**
- **INTERIOR OFFICE MAKE-READY**
- **NEW OFFICE FLOORING & FINISHES**
- **NEW LED FIXTURES THROUGHOUT OFFICE**
- **NEW BATHROOM FIXTURES & FLOORING**

COMPLETED EXTERIOR IMPROVEMENTS

- **NEW TPO ROOF – 2023 INSTALL, 20-YEAR WARRANTY**
- **EXTERIOR BUILDING PAINTING**
- **SEALCOAT & STRIPED TRUCK COURT**
- **LANDSCAPING UPGRADES**
- **DOCK EQUIPMENT UPGRADES**



FLOORPLAN

WAREHOUSE: +/- 9,468-SF

OFFICE: +/- 1,752-SF

TOTAL: 11,220-SF

 **Dock-High Door**
 **Drive-In Door**



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OFFICE – INFORMATION

- +/- 1,752-SF RENOVATED OFFICE
- PLANNED OFFICE IMPROVEMENTS
- THREE (3) PRIVATE OFFICES
- ONE (1) CONFERENCE ROOM
- TWO (2) OFFICE RESTROOMS
- NEW OFFICE PAINT
- NEW OFFICE FLOORING
- NEW OFFICE LIGHTING



SAMPLE OFFICE IMAGERY FROM 3335 AMBROSE

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WHITEBOXED WAREHOUSE

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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11,220 SF



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BNANashville
International
Airport

DOWNTOWN
NASHVILLE

GALLATIN PK

TRINITY LN

24

DICKERSON PK

31

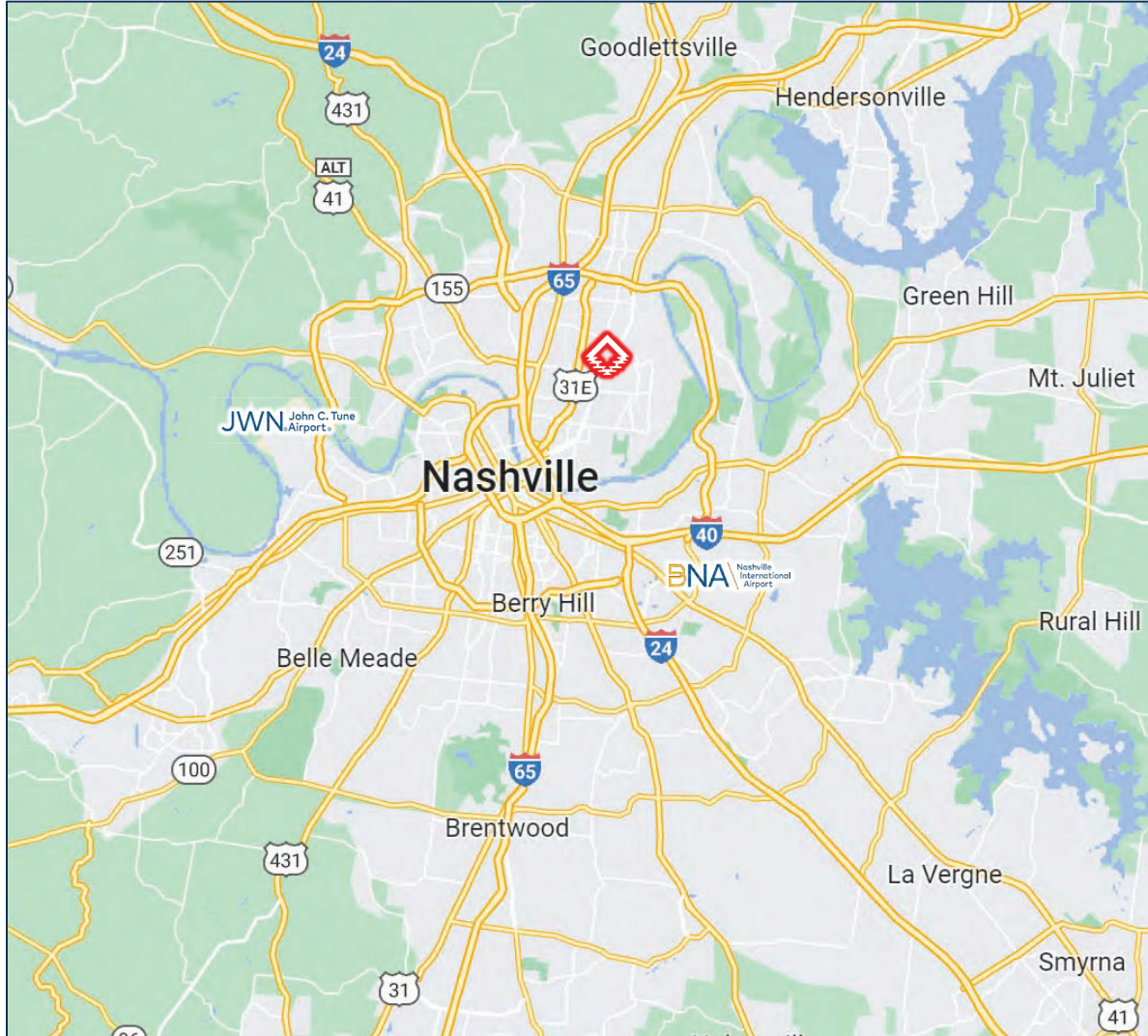
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11,220 SF

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SUBMARKET**

