

2300 CLIFTON AVENUE FOR LEASE

54,437 SF
WAREHOUSE WITH
UP TO 9 ACRES OF
CONTIGUOUS
OUTDOOR STORAGE

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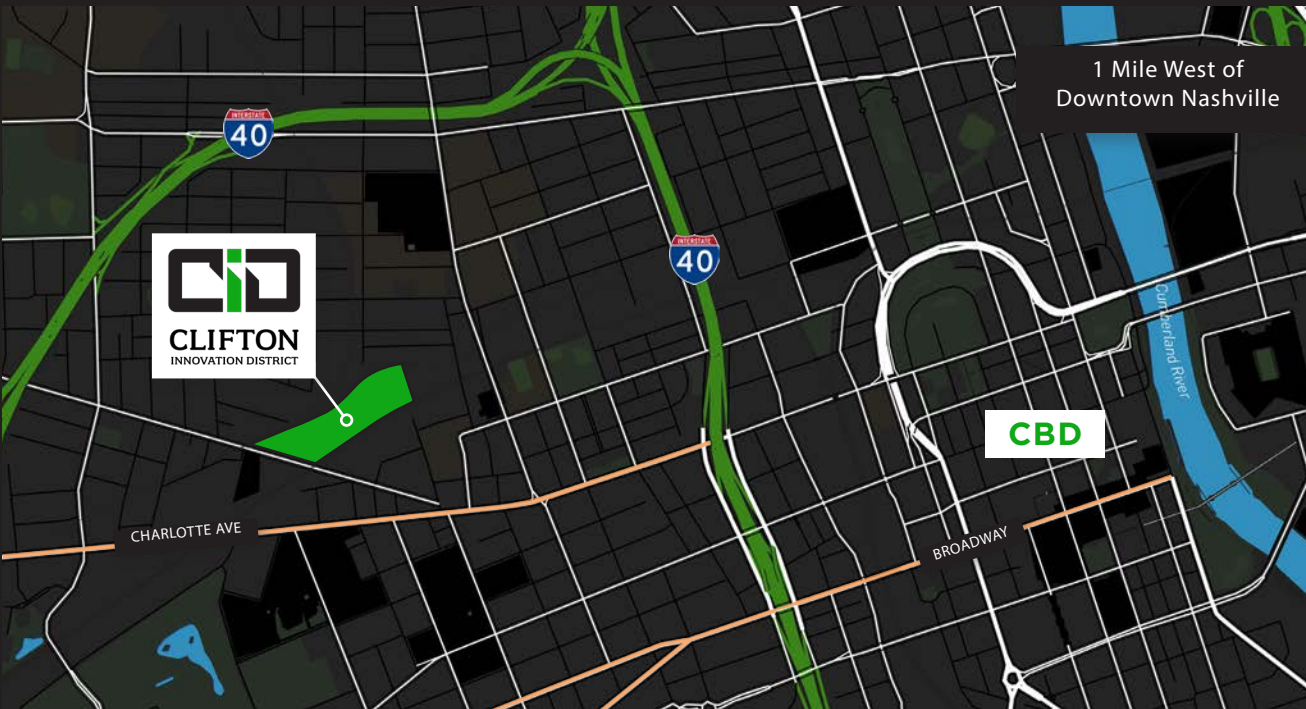




PROPERTY OVERVIEW

2300 CLIFTON AVE is an infill warehouse totaling 104,837 SF that is centrally located in the Downtown urban core of Nashville. The Property is currently demised into two suites totaling 54,437 SF and 50,400 SF. The property also offers outdoor storage accessible directly off the truck court suitable for trailer storage or an outdoor laydown yard.

The Site is located two blocks north of Charlotte Pike, and will adjoin the extension of the Nashville Greenway along the north side of the Site and link the bustling Capitol View neighborhood to Centennial Park and Vanderbilt University.



AVAILABLE

UNIT A:

- 54,437 SF
 - ± 48,437 SF warehouse
 - ± 6,000 SF office
- 9 docks with levelers (8' x 10')
- 22' Clear Height
- Three-Phase Electrical Service
- Pedestrian ramp to one additional dock
- Contiguous outdoor storage area with up to 9 acres available including approx. 1-acre graded pad ready immediately

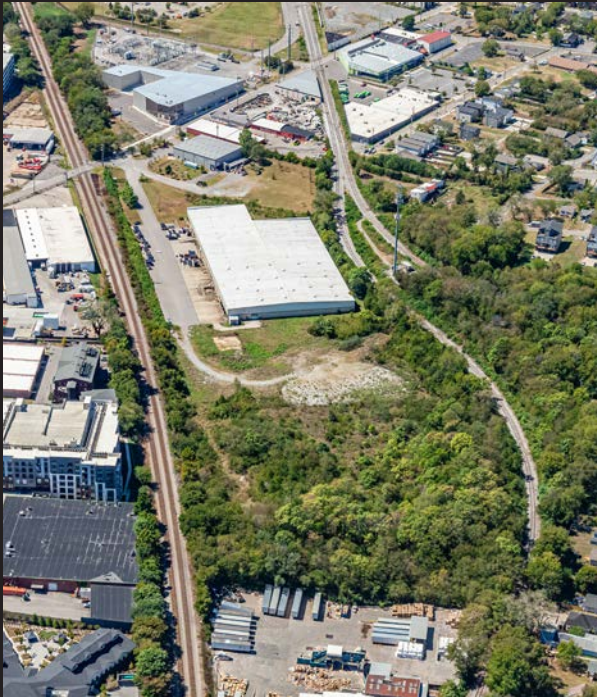
UNIT A | 54,437 SF | ±48,437 SF WAREHOUSE | ±6,000 SF OFFICE



OUTDOOR STORAGE

One pad site currently
leveled and available
totaling ± 1 acre.

Up to 9 acres of contiguous
outdoor storage available.



AREA MAP

MAJOR EMPLOYERS &
UNIVERSITIES

AMENITIES



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