

FOR LEASE

11,220 SF AVAILABLE
3359 AMBROSE AVENUE
NASHVILLE, TENNESSEE



DOWNTOWN NASHVILLE

*INDUSTRIAL WAREHOUSE FACILITY
EAST NASHVILLE SUBMARKET
AVAILABLE FALL 2025*



NEW TPO ROOF

SUITE 3359
11,220 SF



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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:

MAX SMITH, SIOR

615-850-2722

MAX.SMITH@COLLIERS.COM

ZAC CYPRESS, CCIM

615-850-2746

ZAC.CYPRESS@COLLIERS.COM

MARKETED BY:



ABLE TO DECREASE OFFICE SF UPON TENANT REQUEST

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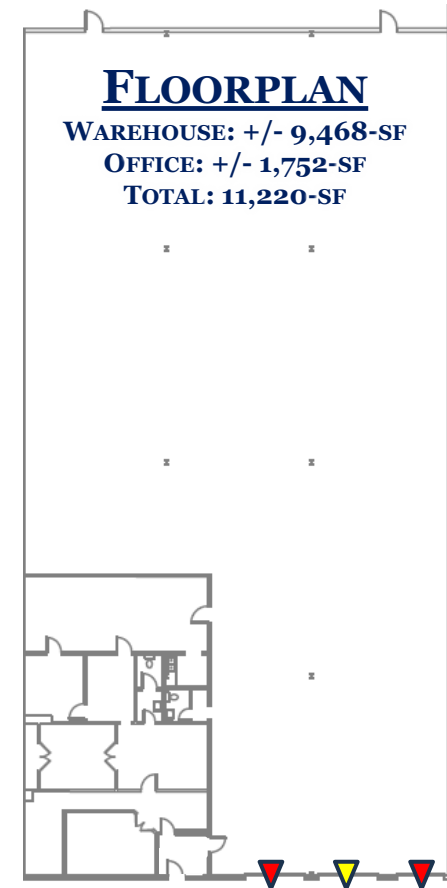
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PLANNED INTERIOR IMPROVEMENTS:

- 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

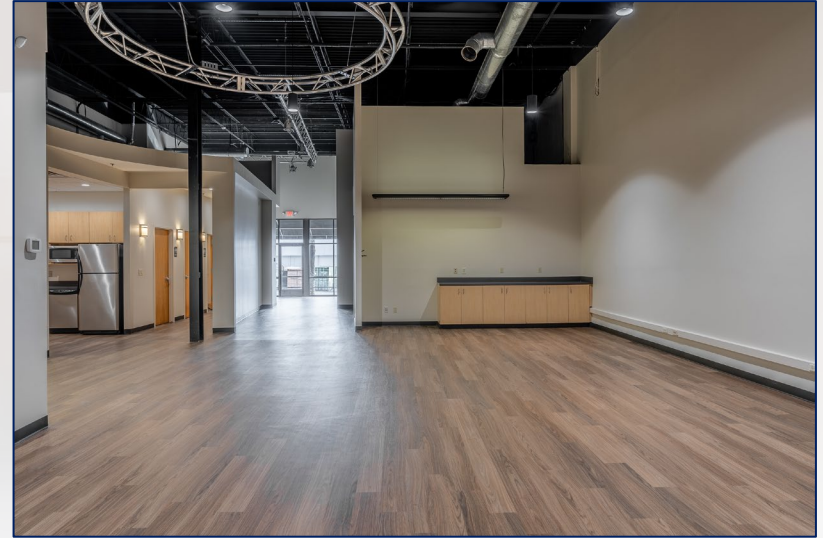
- NEW TPO ROOF – 2023 INSTALL, 20-YEAR WARRANTY
- EXTERIOR BUILDING PAINTING
- SEALCOAT & STRIPED TRUCK COURT
- LANDSCAPING UPGRADES
- DOCK EQUIPMENT UPGRADES



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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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NASHVILLE, TENNESSEE



DOWNTOWN
NASHVILLE

GALLATIN PK

TRINITY LN



DICKERSON PK

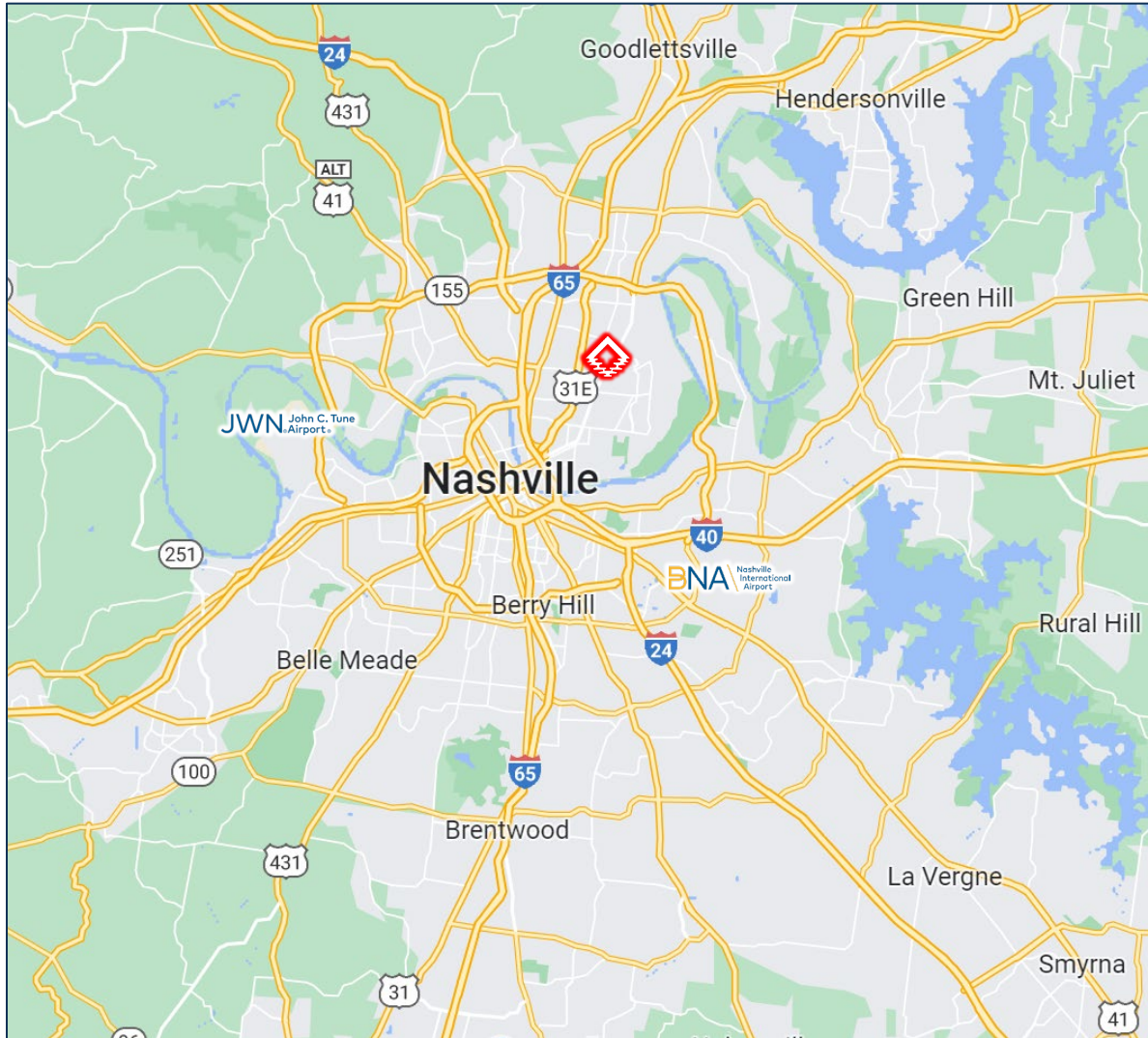
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MARKETED BY:

Max Smith, SIOR

615-850-2722 (D)

615-429-4509 (M)

MAX.SMITH@COLLIERS.COM

Zac Cypress, CCIM

615-850-2746 (D)

615-491-5161 (M)

ZAC.CYPRESS@COLLIERS.COM

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AVAILABLE**

**EAST NASHVILLE
SUBMARKET**

