

FOR LEASE

20,404 SF AVAILABLE
3301 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers



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SPACE FOR LEASE - INFORMATION

- **20,404-SF STANDALONE BUILDING**
- **25' CLEAR HEIGHT**
- **3 DOCK-HIGH DOORS**
- **1 DRIVE-IN DOOR**
- **I-24 DISTANCE: 2.1 MILES**
- **DOWNTOWN DISTANCE: 3.5 MILES**
- **2024 MAKE READY**
- **AVAILABLE JULY 2024**

MARKETED BY:

MAX SMITH, SIOR

615-850-2722 (D)

MAX.SMITH@COLLIERS.COM

ZAC CYPRESS, CCIM

615-850-2746 (D)

ZAC.CYPRESS@COLLIERS.COM

RYLEY CATON

615-850-2791 (D)

RYLEY.CATON@COLLIERS.COM



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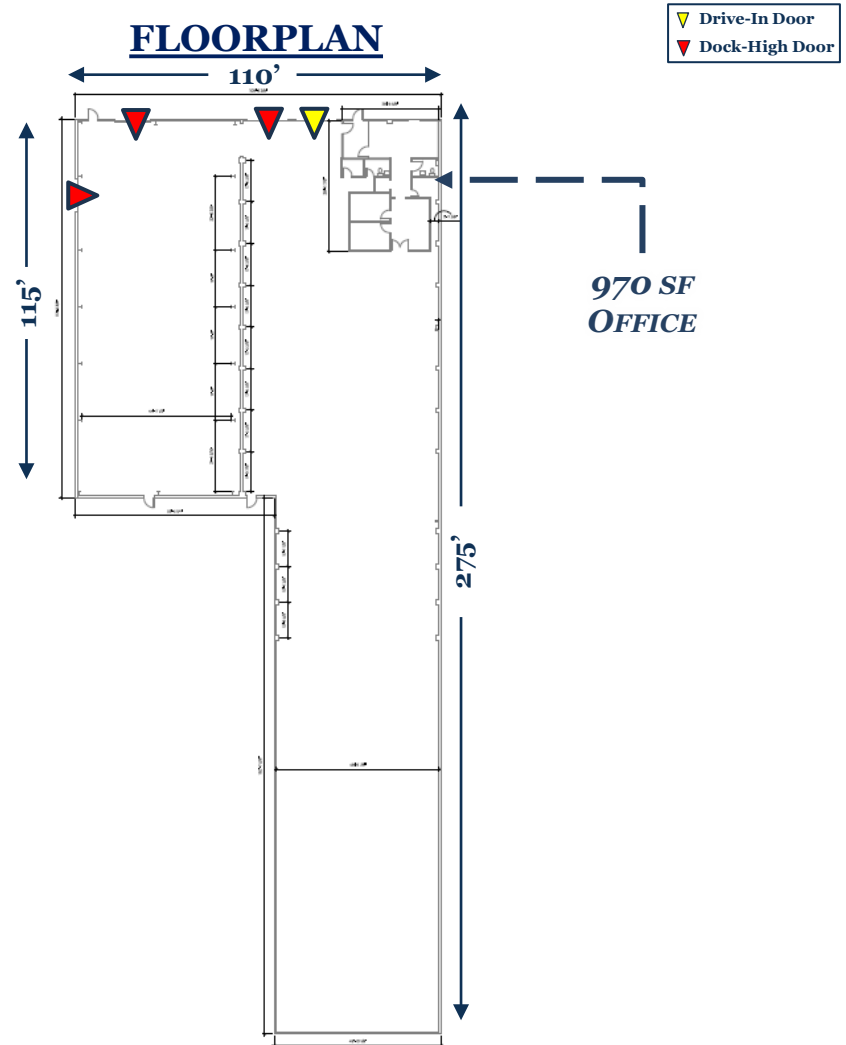
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CAPITAL IMPROVEMENTS

- EXTERIOR BUILDING PAINTING (COMPLETE)
- SEALCOAT & OVERLAY TRUCK COURT (COMPLETE)
- INTERIOR OFFICE MAKE READY (ONGOING)
- INTERIOR PAINTING (ONGOING)
- NEW LED LIGHTING (ONGOING)
- NEW RESTROOM FIXTURES (ONGOING)

FLOORPLAN



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DOWNTOWN NASHVILLE ACCESS

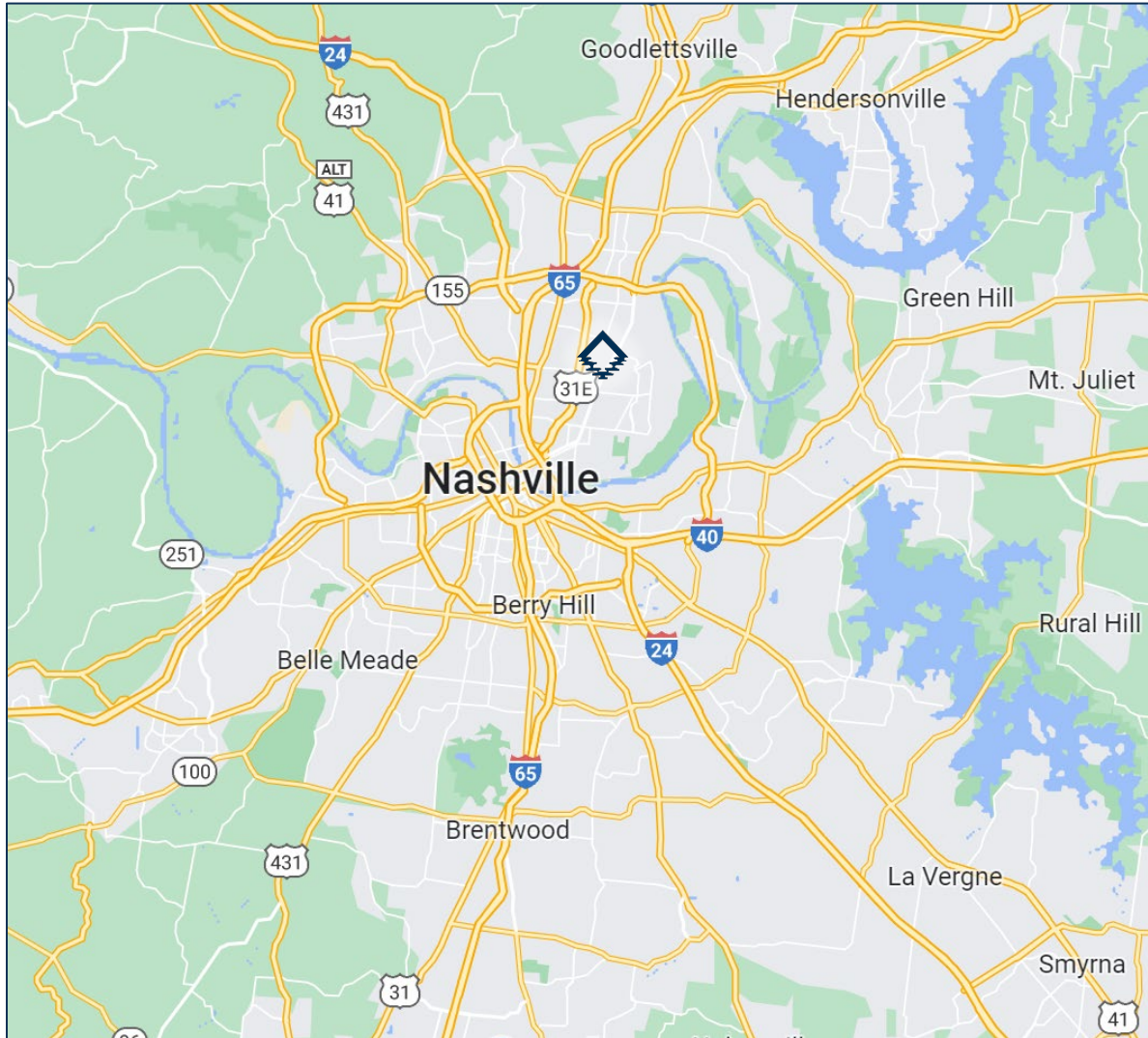


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MARKETED BY:

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

Ryley Caton

615-850-2791 (D)

713-962-7376 (M)

ryley.caton@colliers.com

**20,404 SF
AVAILABLE**

**EAST NASHVILLE
SUBMARKET**

