

# For Lease

2300 Clifton Avenue, Nashville, TN 37209

Warehouse Leasing Opportunity in Downtown Urban Core

Colliers



**54,437 SF** warehouse space with up to 9 acres of contiguous outdoor storage.

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## 2300 Clifton, Nashville, TN 37209



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.

### Unit A:

- **Now Available**
- 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



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#### Unit A:

- Now Available
- 54,437 SF comprised of +/- 48,437 SF warehouse and +/- 6,000 SF office
- 9 docks with levelers (8' x 10')
- 22' Clear Height
- Three-Phase Electrical Service
- Wet Sprinkler System
- Pedestrian ramp to one additional dock

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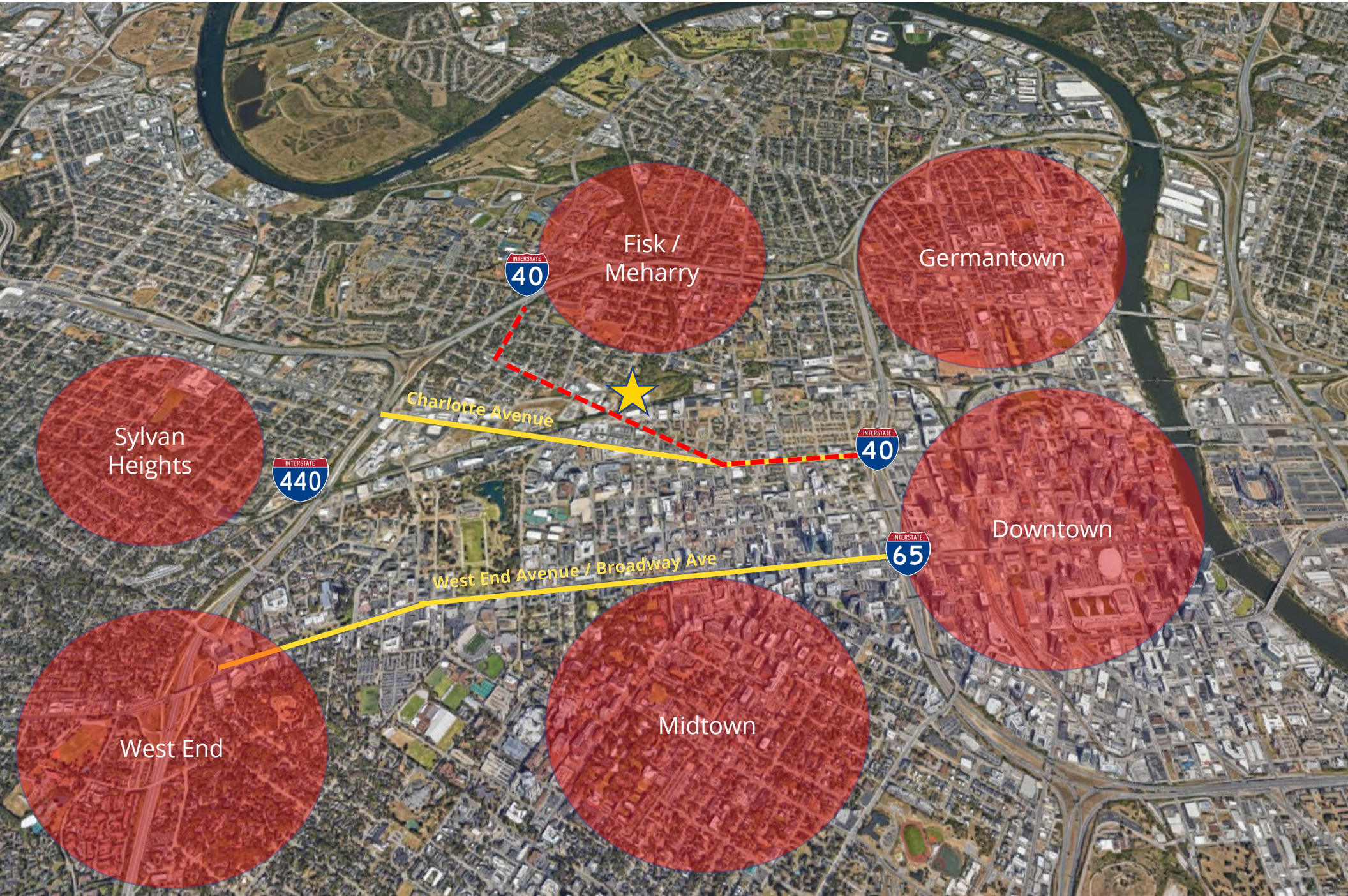
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Up to 9 acres of contiguous outdoor storage available.

One pad site currently leveled and available totaling +/- 1 acre.



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Sylvan Heights

Fisk / Meharry

Germantown

Downtown

Midtown

West End



Charlotte Avenue

West End Avenue / Broadway Ave

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