

3011 AMBROSE AVE | NASHVILLE, TN 37207

- ▷ 0.28 AC Graveled Outdoor Storage Yard — Gated Compound
- ▷ 2,350 SF Metal Equipment Shed | IR Zoning
- ▷ East Nashville | 1.9 Mi to I-24 / I-65 | Contact Broker

STRIDE

COMMERCIAL

3011 AMBROSE AVE

OUTDOOR STORAGE / INDUSTRIAL FOR LEASE //
EAST NASHVILLE // NASHVILLE, TN 37207

Property Snapshot

3011 AMBROSE AVE | NASHVILLE, TN 37207

Property: 3011 Ambrose Ave — Single Parcel

Address: 3011 Ambrose Avenue, Nashville, TN 37207

Parcel: 072-05-0-035.00 (3011, Lot 23), Sec 1 Rothwood

Outdoor Storage Yard: 0.28 AC — graveled, within gated compound

Metal Equipment Shed: 2,350 SF — grade-level, single-story

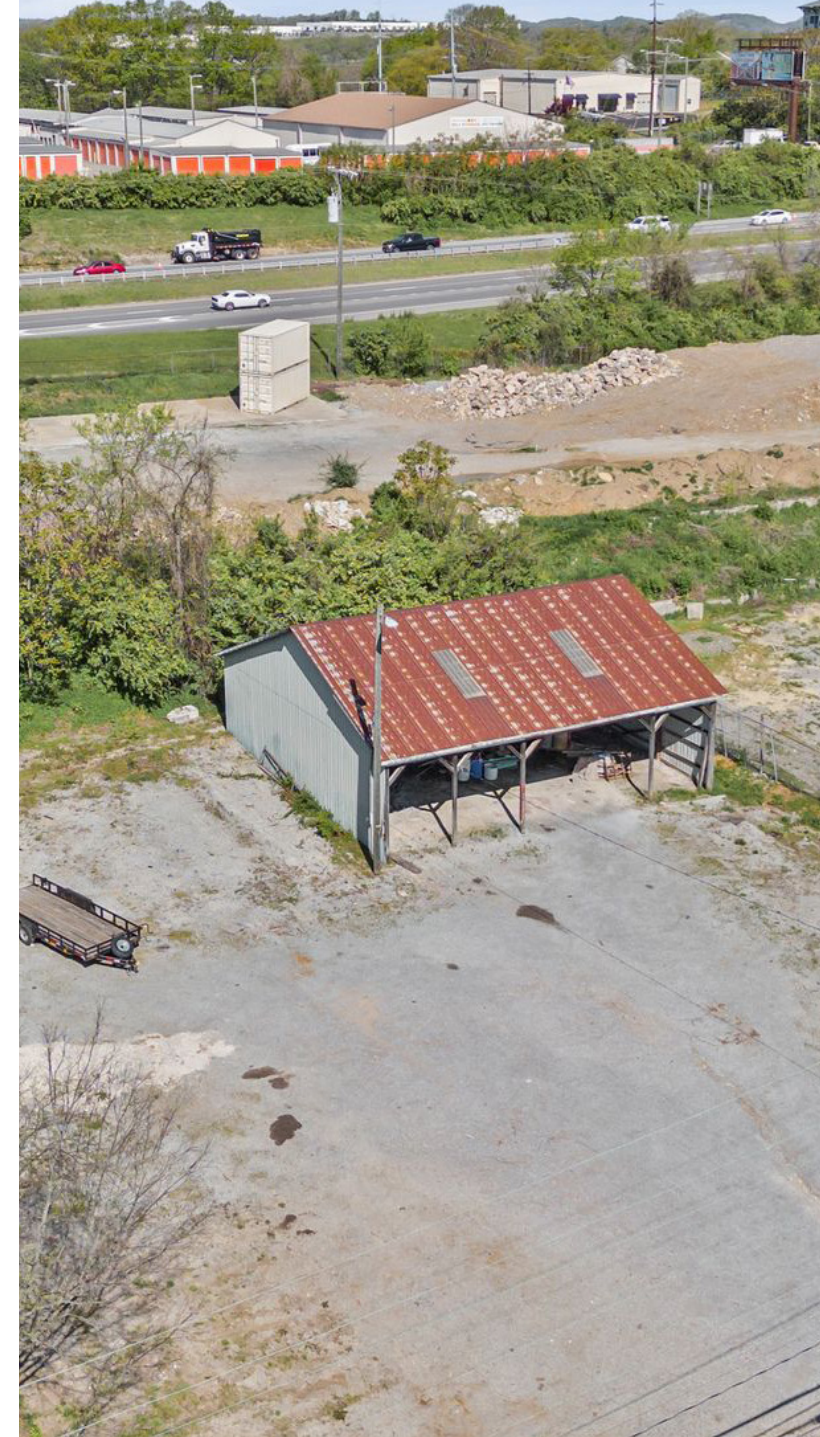
Lease Rate: Contact Broker

Lease Type: Flexible

Availability: Immediate

Zoning: IR (Industrial Restrictive)

Year Built: 1989 (metal shed)



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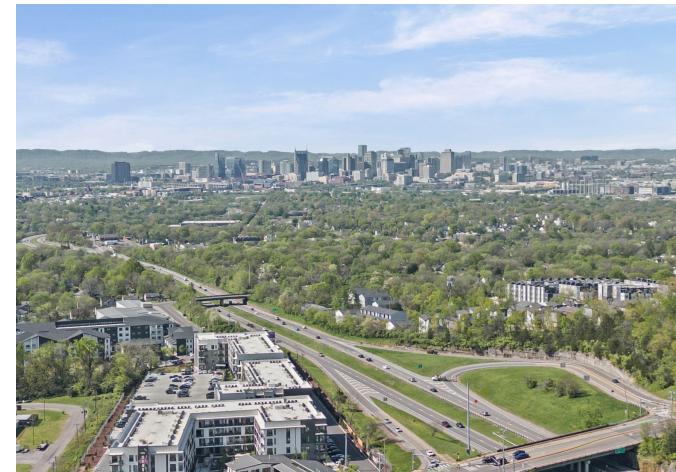
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Executive Summary

OPPORTUNITY

3011 Ambrose Avenue is a 0.28-acre graveled outdoor storage yard with a 2,350 SF metal equipment shed, available now for direct lease in East Nashville. It's a rare urban-infill yard for contractors, fleet operators, landscapers, trade services, and equipment-rental companies needing all-weather outdoor storage with covered space minutes from downtown. With I-24/I-65 under two miles via Ellington Parkway and 1,700+ residential units delivered nearby since 2020, the site pairs regional access with steady local demand for the trades. Lease terms are flexible — contact broker.



HIGHLIGHTS

- 0.28 AC graveled yard — all-weather, gated-compound access
- 2,350 SF metal equipment shed — covered storage for equipment, vehicles, or materials
- IR (Industrial Restrictive) zoning
- Under 2 mi to I-24/I-65 via Ellington Parkway — fast truck & fleet access
- Ambrose Ave frontage + shared gated entry
- 1,700+ residential units delivered nearby since 2020 — sustained trade-services demand
- Flexible lease structure — contact broker

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About the Property



1

THE YARD

- 0.28 AC — within fenced, gated compound
- Graveled, all-weather surface
- Vehicles, trailers, equipment, materials
- Ambrose Ave frontage + shared gated entry

2

THE SHED

- 2,350 SF metal equipment shed
- Grade-level, single-story
- Covered storage for equipment & materials

3

LOCATION & LEASE

- IR (Industrial Restrictive) zoning
- I-24/I-65 under 2 mi via Ellington Parkway
- Availability: Immediate
- Lease: Flexible — Contact Broker
- Showing: broker-coordinated site visits

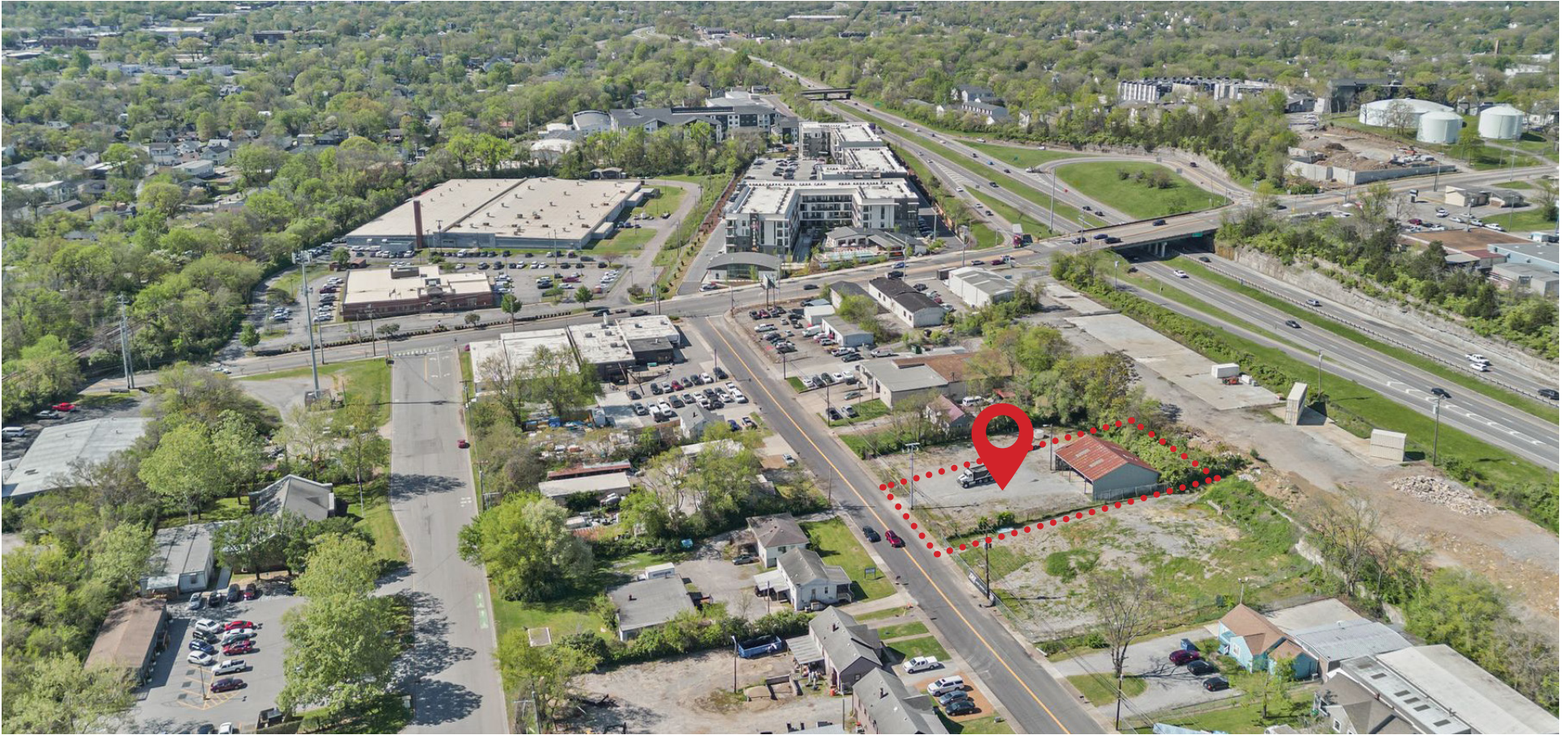
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Site Plan / Aerial

3011 AMBROSE AVE // NASHVILLE, TN 37207 | 0.28 AC + 2,350 SF SHED
| OUTDOOR STORAGE / INDUSTRIAL FOR LEASE.



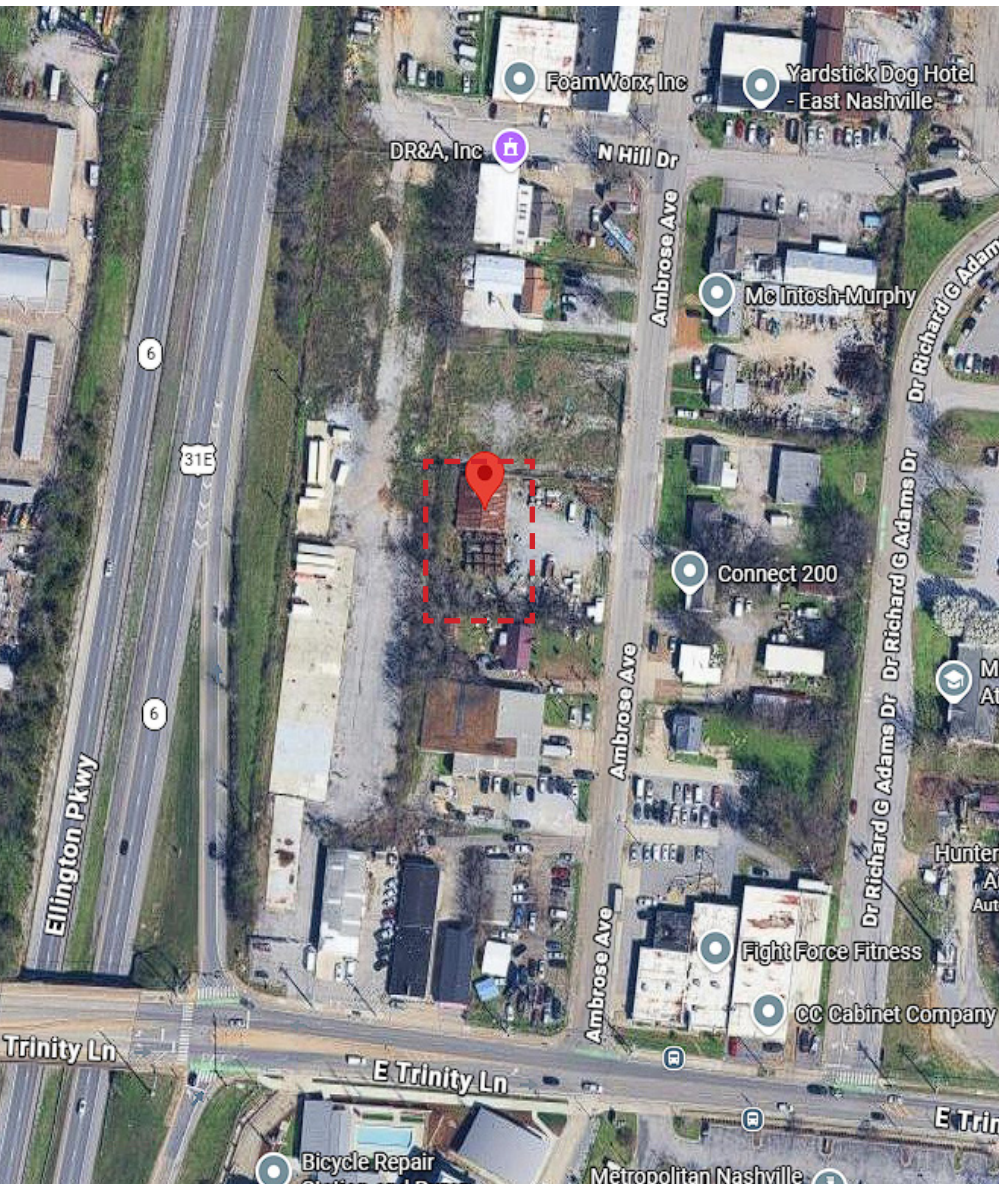
Parcel boundary illustrative; leased area is 3011 (Lot 23) only.

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Location & Access



DRIVE TIMES & ACCESS

Destination	Distance
E. Trinity Lane	0.2 miles
Ellington Parkway	Direct access via E. Trinity Ln — limited-access route to I-24/I-65 & downtown
Gallatin Pike	0.7 miles
Dickerson Pike	1.2 miles
I-24 / I-65 Access	1.9 miles
Briley Parkway (SR-155)	3.0 miles
Downtown Nashville	3.5 miles
BNA Nashville Int'l Airport	10.6 miles via Briley Pkwy

ACCESS & CONNECTIVITY

- I-24/I-65 under 2 mi via Ellington Parkway — fast regional truck & fleet routing
- Ellington Parkway access at E. Trinity Ln (0.2 mi) — limited-access connector, no signal crawl
- East Nashville commercial corridors
- Ambrose Ave frontage — direct gated yard access
- 3.5 mi to Downtown Nashville; 10.6 mi to BNA via Briley Parkway

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Submarket Context



EAST NASHVILLE — AMBROSE AVE CORRIDOR

The Ambrose Avenue corridor is one of Nashville's fastest-changing infill areas, with 1,700+ residential units delivered nearby since 2020 and nearly 900 more proposed. That rooftop growth drives sustained demand for the contractors, trades, and equipment operators an outdoor yard serves. As infill industrial supply tightens across Nashville, secure IR-zoned yards near I-24/I-65 and E. Trinity Lane are increasingly scarce operational assets.



SUBMARKET INDICATORS

- 1,700+ residential units delivered nearby since 2020; nearly 900 more proposed
- E. Trinity Lane / Gallatin Pike — East Nashville's commercial spine, 0.2–0.7 mi away
- I-24/I-65 under 2 mi via Ellington Parkway — regional connectivity
- IR-zoned infill yards — scarce in the inner-Nashville market; supply contracting

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Nearby Developments



DELIVERED (SINCE 2020)

- The Station at Alta — 302 units (2024)
- 900 at Cleveland — 256 units (2024)
- Highland East — 238 units (2024)
- The Lucile — 221 units (2023)
- Oakwood Flats — 208 units (2020)
- The Flats at Laurel & Pine — 166 units (2023) + 23,000 SF adaptive re-use commercial
- Meridian Park — 158 units (2022)
- Skyliner Apartments — 147 units (2023)
- The Lucy — 25 townhouses (2024)

PROPOSED

- Grizzard — 599 units
- 1003 Douglas Avenue — 300 units

NOTABLE

- East Bank — mixed-use (Southern Land Company)

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