

FOR SALE

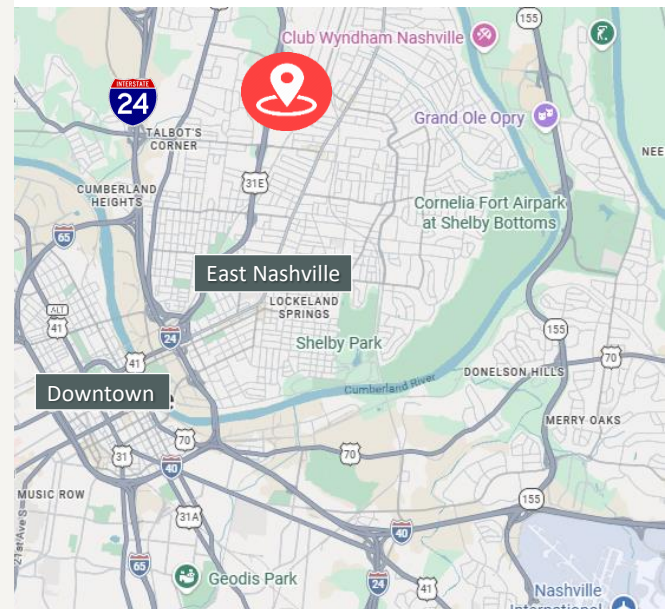
±2.14 Acres Available
Rare East Nashville Infill Industrial
Development Site

3309 Ambrose Avenue, Nashville, TN 37027



HIGHLIGHTS

- Rare East Nashville Infill Industrial Development Site
- ±2.14 Acres
- Sale Price: \$1,200,000
- Zoned IR – Industrial Restrictive
- The site benefits from convenient access to I-24, I-65 and Ellington Parkway
- Nashville International Airport (BNA) is approximately 12.5 miles from the property
- Only ±3.5 miles from downtown Nashville
- The property combines urban accessibility with practical industrial functionality



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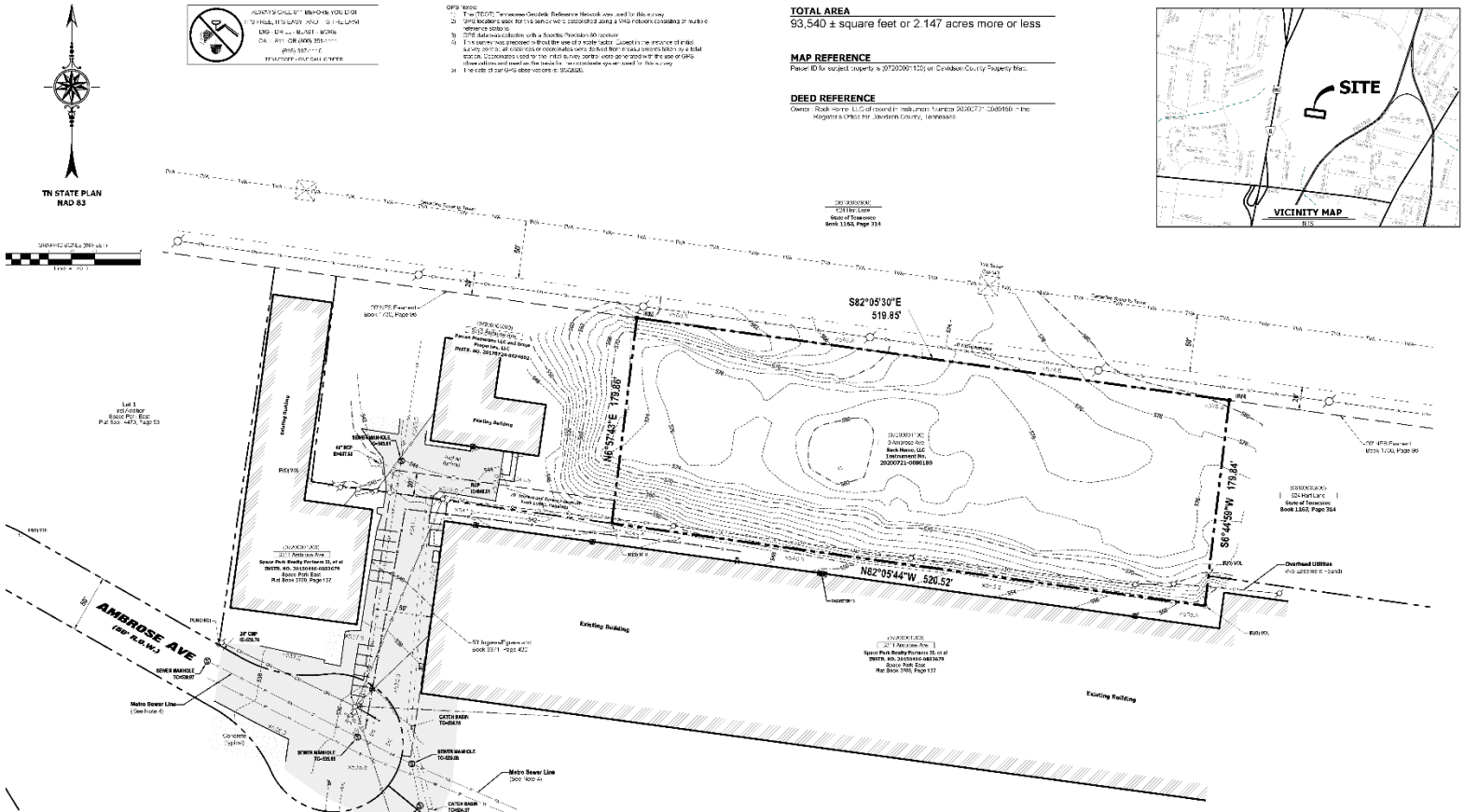
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±2.14 Acres
Land for Development

3309 Ambrose Avenue
Nashville, TN 37027
Davidson County

CHARLES
HAWKINS CO.

PROPERTY SURVEY



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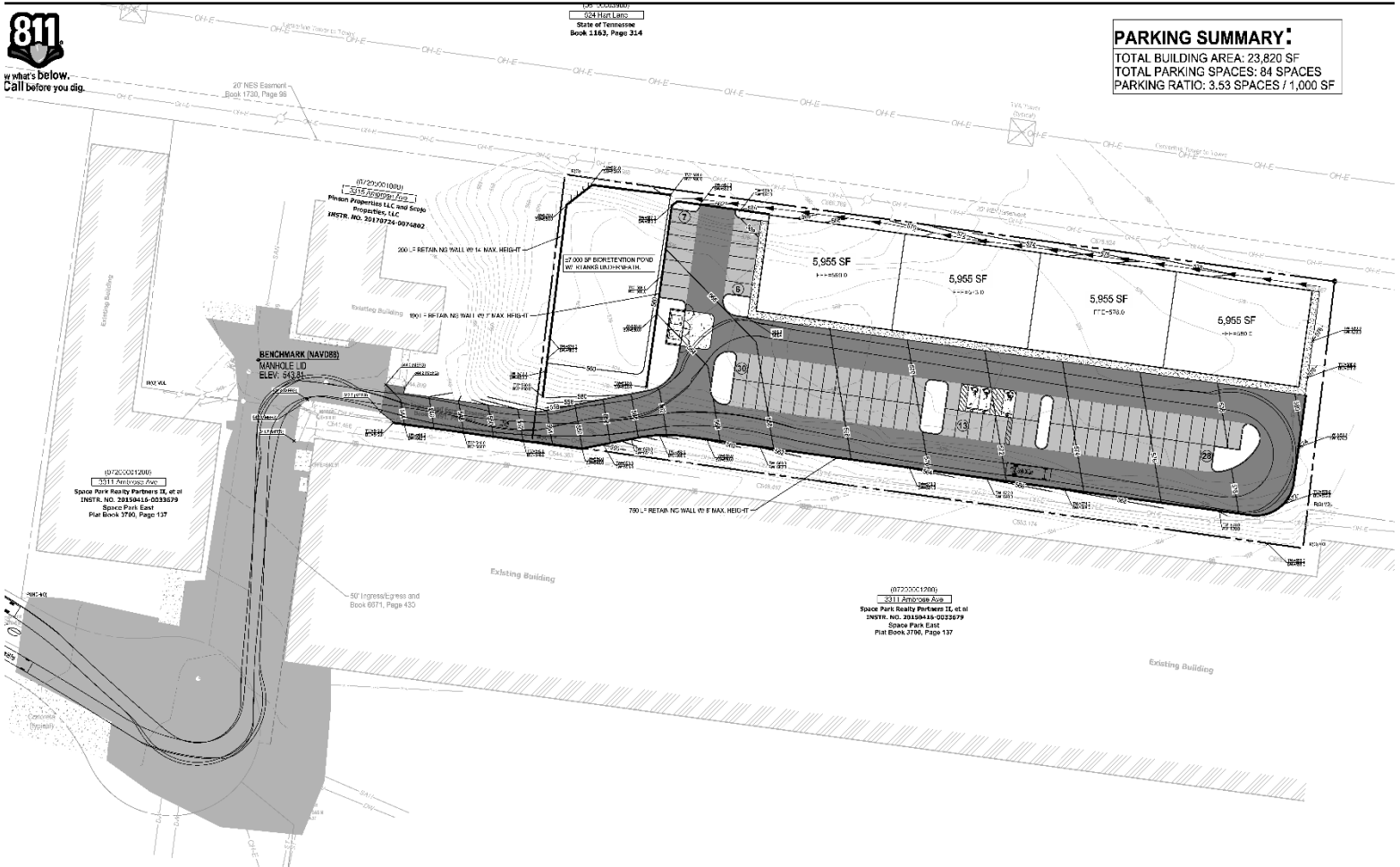
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PROPERTY CONCEPTUAL SITE PLAN 2



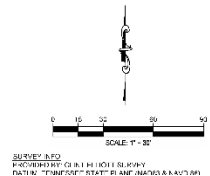
What's below.
Call before you dig.



PARKING SUMMARY:
TOTAL BUILDING AREA: 23,820 SF
TOTAL PARKING SPACES: 84 SPACES
PARKING RATIO: 3.53 SPACES / 1,000 SF

PAVING LEGEND

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK



SURVEY AND
PLOT PREPARED BY CHARLES HAWKINS CO.
DATE: 11/15/2017 BY: CHARLES HAWKINS

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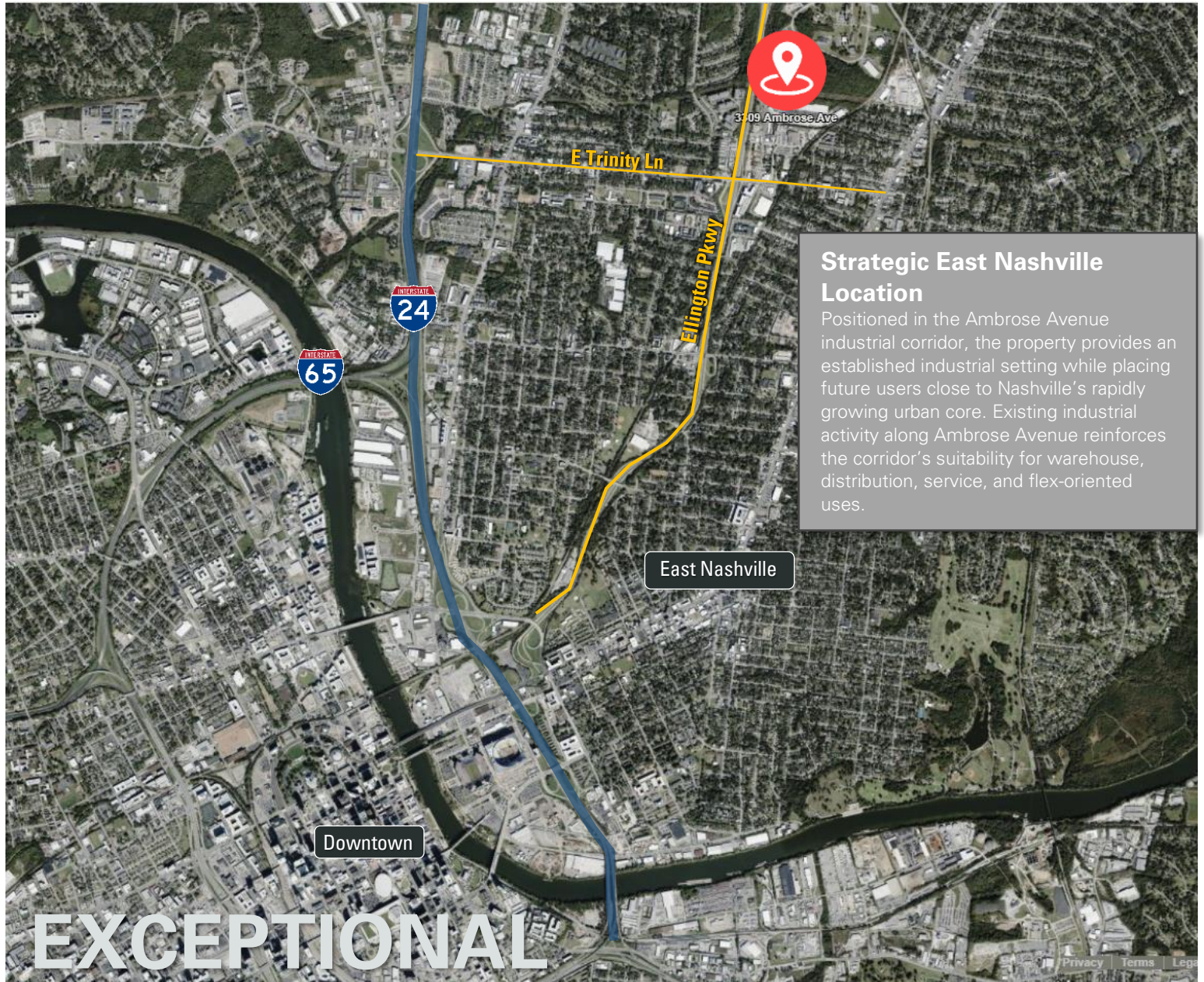
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LOCATION AERIAL



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