



SALE OR LEASE

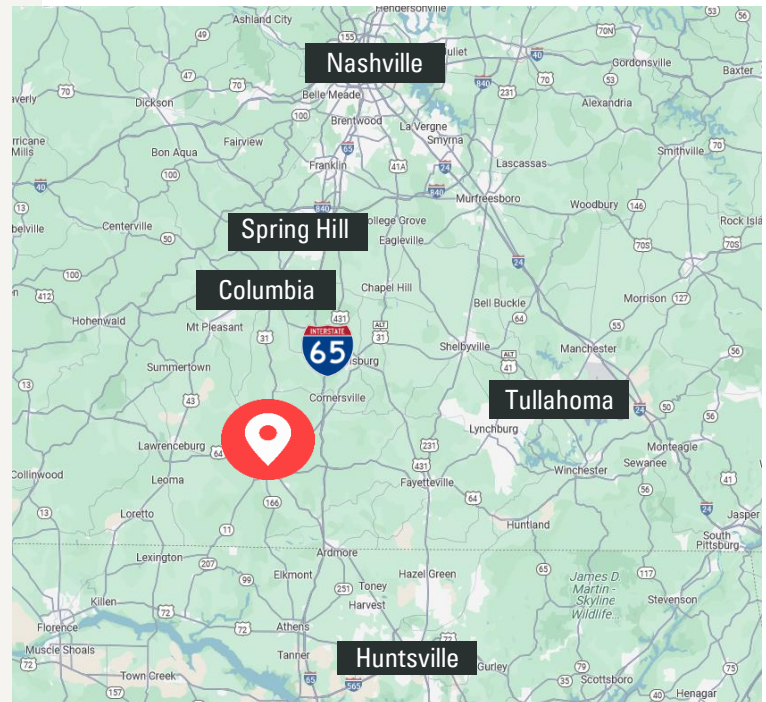
±15,810 SF Available

Warehouse/Distribution Facility near Downtown
Pulaski, TN

121 Bennett Drive, Pulaski, TN 38478

HIGHLIGHTS

- Warehouse/Distribution Facility
- ±15,810 Total SF
- ±2,500+ SF 2-story office
- Functional mezzanine above office
- ±24+' clear height in all but front dock area
- Each room is clear-span
- ±4.61 Acres
- Originally built in 1975 with additions and improvements in the following years
- Warehouse mostly able to be cooled
- Sprinklered
- 600 Amp | 277/480 Volt | 3 Phase | 4 Wire
- Zoned C-3/General Commercial
- Currently used as a beverage distributor
- (2) Dock Doors 10' x 10' & 9' x 10'
- (7) Grade Level Drive-in Doors
- **Reduced Price: \$1,350,000**
- **Lease Rate: \$8.35/SF NNN (\$11,000/month)**
 - Operating Expenses: TBD



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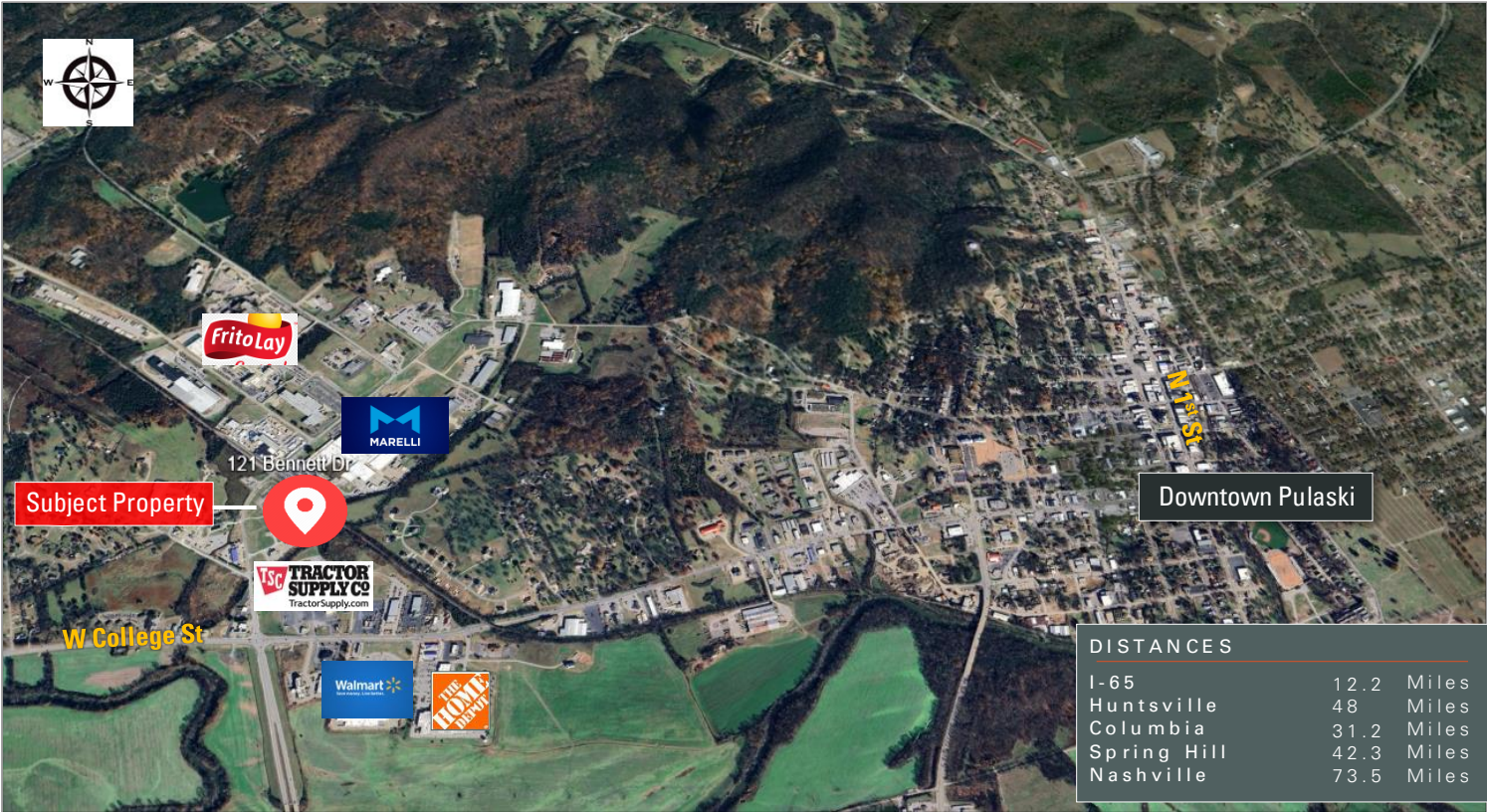
Exclusively listed by:
Charles Hawkins Co.

760 Melrose Avenue
Nashville, TN 37221
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Warehouse/Distribution Facility

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Pulaski, TN 38478
Giles County

CHARLES
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