

FOR SALE with Income Stream

±15,810 SF Warehouse/Distribution Facility near Downtown Pulaski

121 Bennett Drive, Pulaski, TN 38478

CHARLES
HAWKINS CO.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

O: 615.256.3189

www.charleshawkinsco.com



Show Up. Care. Deliver.

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CHARLES HAWKINS CO.
Commercial Real Estate Services

HIGHLIGHTS

- Current lease runs through 11/1/2026 plus a 6-month option to extend
- ±15,810 Total SF (Storage above office not in SF)
 - ± 14,333 SF Warehouse
 - Including ±2,500+ SF office with storage above
- ±4.61 Acres
 - Zoned C-3/General Commercial
- Mostly ±24' Inside eave height
 - Each room is clear span
- (2) Dock Doors ±10' X 10'
- (6) Grade Level Drive-in Doors
 - 2 (4 doors) bays are drive-thru ±12' X 12'
- Sprinklered
- 208Y/120 & 277/480 Volt|3 Phase|4 Wire
- Originally built in 1975 (Additions in following years)
- Previous use: Beverage distributor
 - Potential to cool some of the warehouse

For a tour and additional information
CONTACT:

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