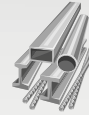


AVAILABLE
FOR SALE



450 Bennett Drive
Pulaski, TN 38478



Manufacturing Facility Opportunity
~114,594sf on 25 acres

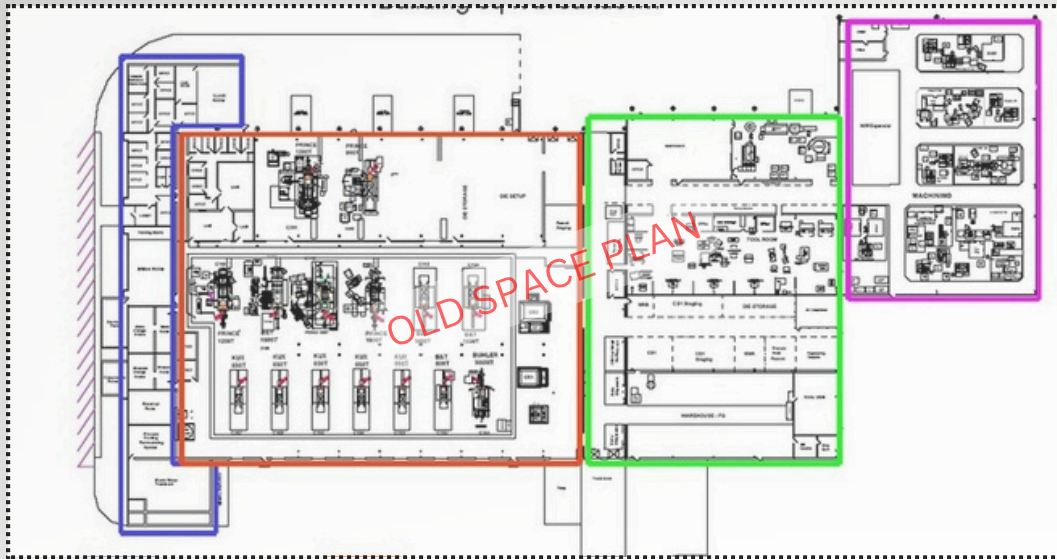


Crane served industrial building with heavy
power, substantial office and surplus land

*Showings by appointment
only please!*



Contact: Billy Gibbs
Principal Broker, Liberty Commercial Realty, LLC
303 31st Ave N, Suite 105, Nashville, TN 37203
(615) 630-4441 o (615) 812-2519 c
billy@liberty-cr.com
www.liberty-cr.com



Billy Gibbs
 Liberty Commercial Realty, LLC
 (615) 812-2519 c
 billy@liberty-cr.com

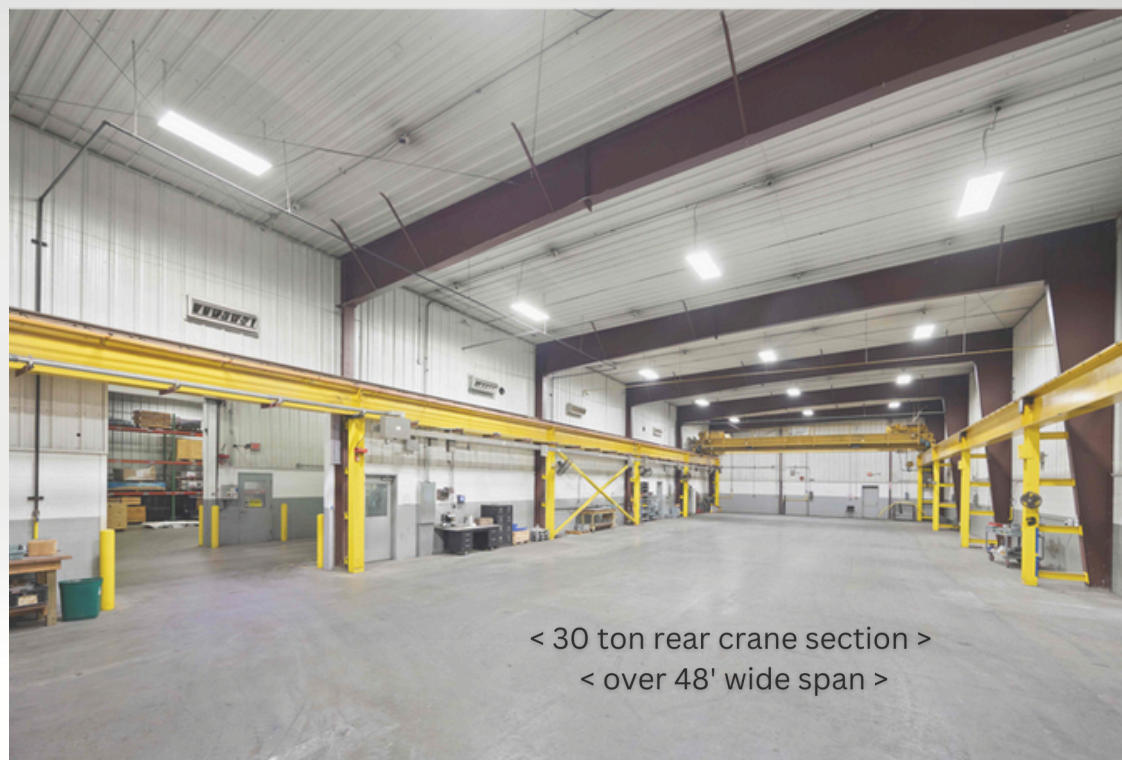




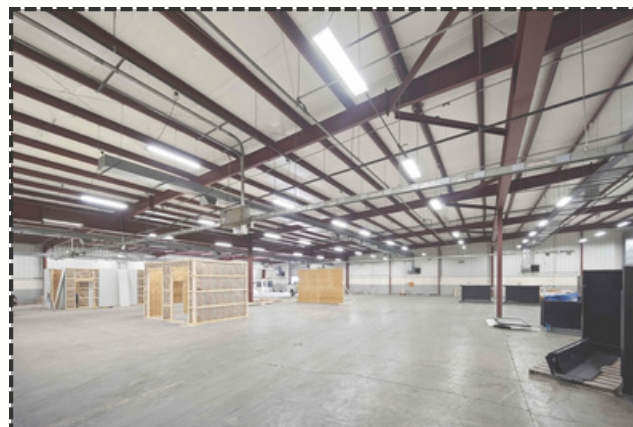
450 Bennett Drive
Pulaski, TN 38478

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com





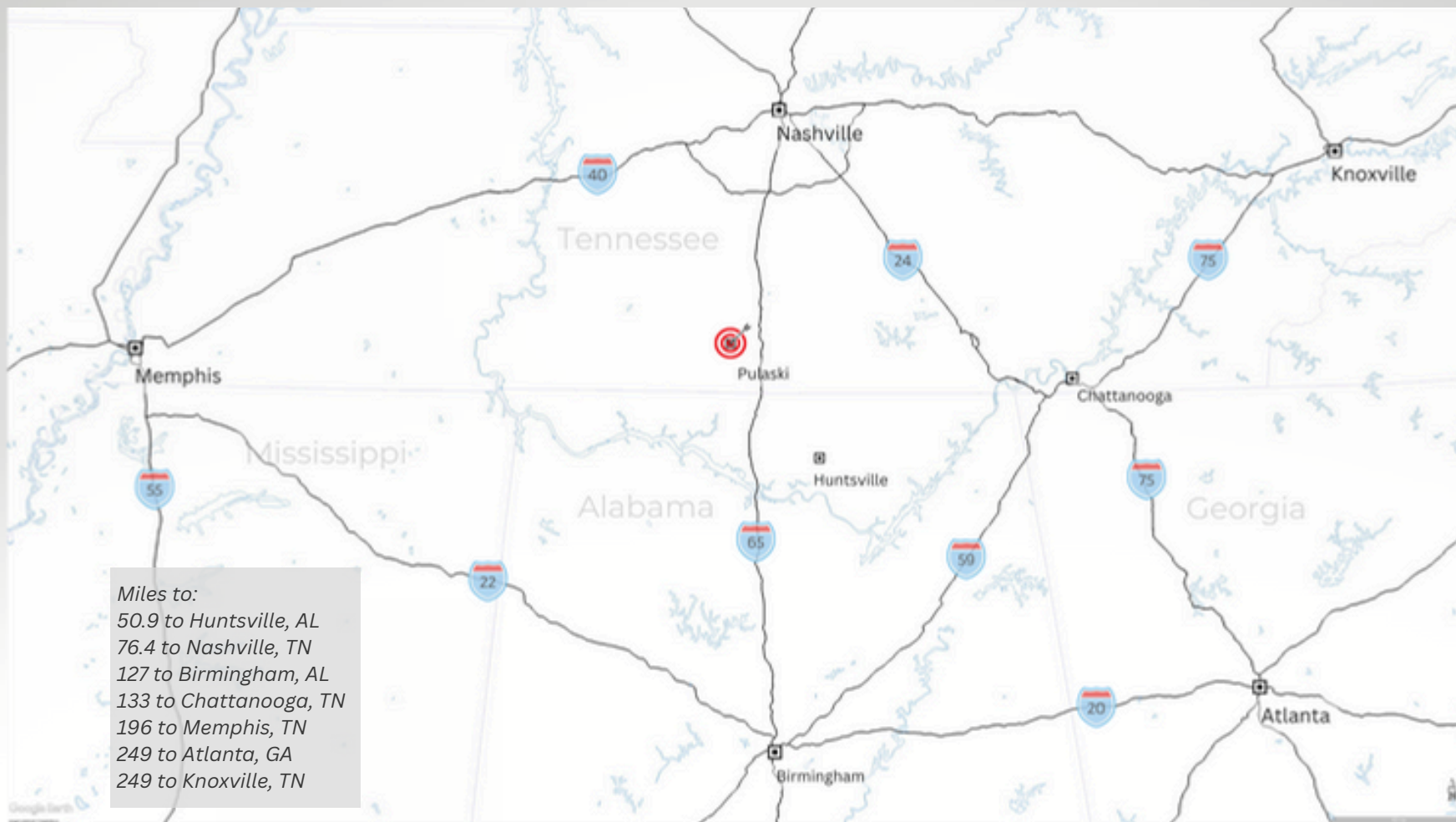
< 30 ton rear crane section >
< over 48' wide span >



3,000 amp 480V
existing electrical
service to building

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com





Per the Pulaski-Giles County Economic Development Commission:
Median household income in Pulaski is \$57,282 (2024)
Median home value in Pulaski is \$230,726 (2024)
Pulaski's median age is 40 (2024)

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com





According to Pulaski-Giles County Economic Development Commission:



28.7%

Residents (ages 25+)
have a postsecondary
degree (2025)

14,445

Available workers in
the county (2025)

127,994

Available workers w/in 45
min commute (includes
Madison & Limestone Co.
Alabama) (2025)

3.3%

Unemployment rate
(February 2025)

1,183

TCAT Pulaski &
Hohenwald combined
enrollment (2024)

5,730

Columbia State
Community College
enrollment (2024)

2,078

University of
Tennessee Southern
enrollment (2024)

8,610

Calhoun Community
College (Decatur, AL)
enrollment (2024)



Per tcatpulaski.edu:



279

Students earning
a certificate or
diploma in past year

78%

Students who were
employed in their
field of study

19

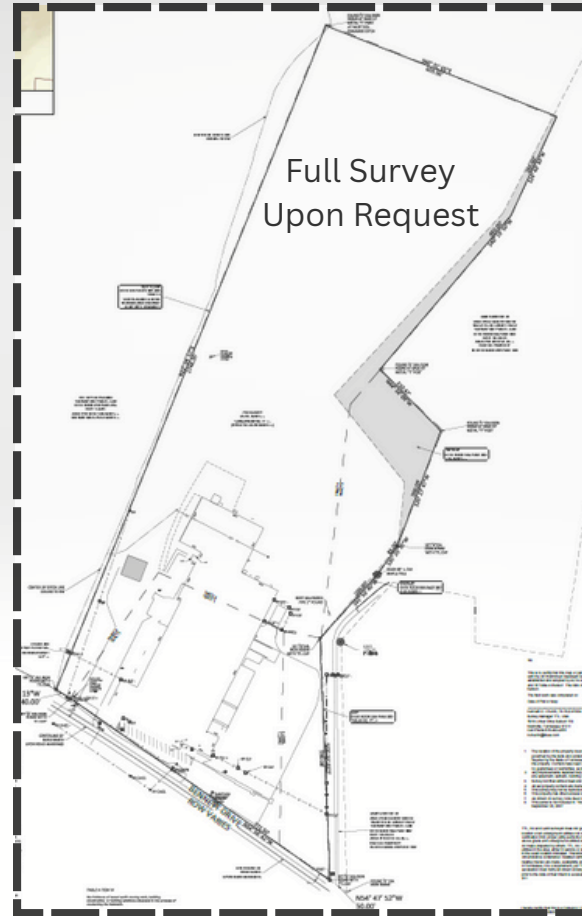
Veteran students
served in the past
year



450 Bennett Drive
Pulaski, TN 38478

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com





450 Bennett Drive
Pulaski, TN 38478



Rare Opportunity for a
User of Manufacturing
Space in Middle TN!



Above: 6 bonus roll-ups for additional drive-in doors (likely after paving)

*Substantial DD Materials
Available Upon Request*

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com





Building Specs:

~114,594sf total built in 1989

~6,000sf office

~108,594sf manufacturing & storage

3,000 amps 480V power

4 cranes between 10 & 30 tons
 up to ~60' WIDE spans (included in sale)

New lighting upgrade

23'10" height to center beam

2 docks east side building/
 3 docks west side building

1 drive-in door each side for
 drive-through capability

1 drive-in door on backside

6 bonus roll-ups on east side are grade-level

*(currently the drive-in/out zone outside is greenspace)

* ~2,500sf sandblasting shed not in sf above

** small mezzanines not included in sf above

Price: \$7,950,000 (\$69.37/sf)

Billy Gibbs
 Liberty Commercial Realty, LLC
 (615) 812-2519 c
 billy@liberty-cr.com





Crane served facility with heavy power, substantial office and surplus land



Showings by appointment only, please!

Billy Gibbs
Liberty Commercial Realty, LLC
(615) 812-2519 c
billy@liberty-cr.com

