

AVAILABLE
FOR SALE



450 Bennett Drive
Pulaski, TN 38478



Manufacturing Facility Opportunity
~114,594sf on 25 acres

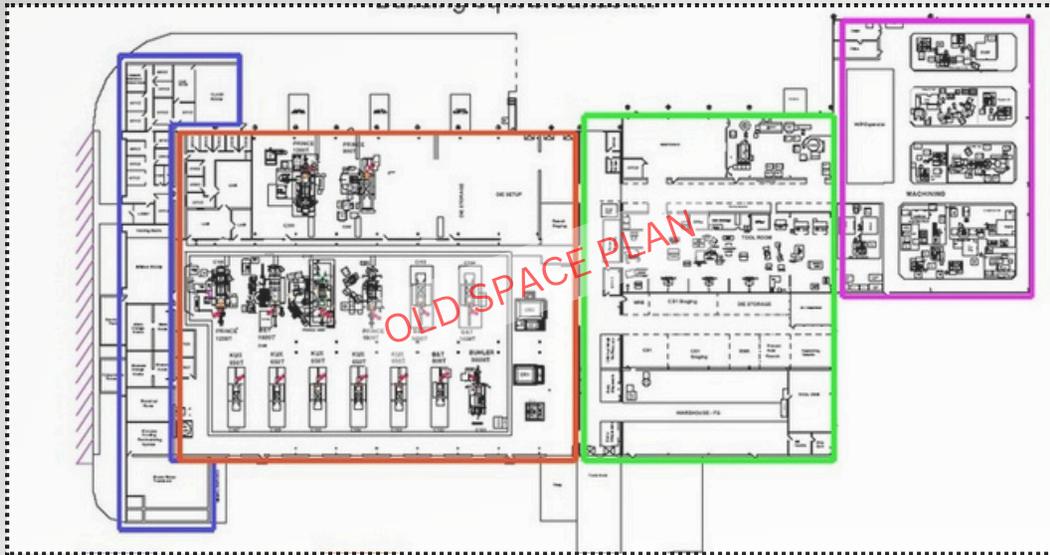


Crane served industrial building with heavy power, substantial office and surplus land

*Showings by appointment
only please!*



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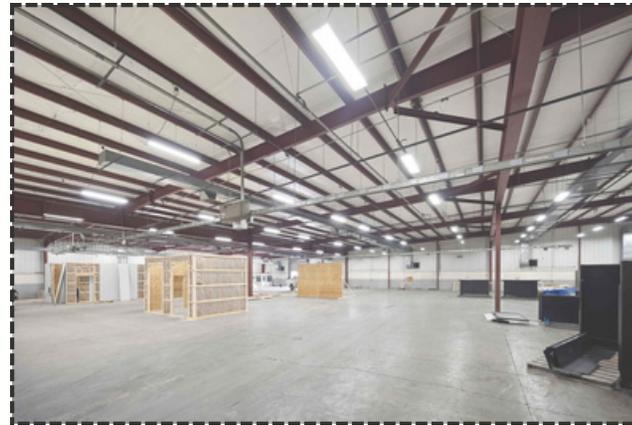
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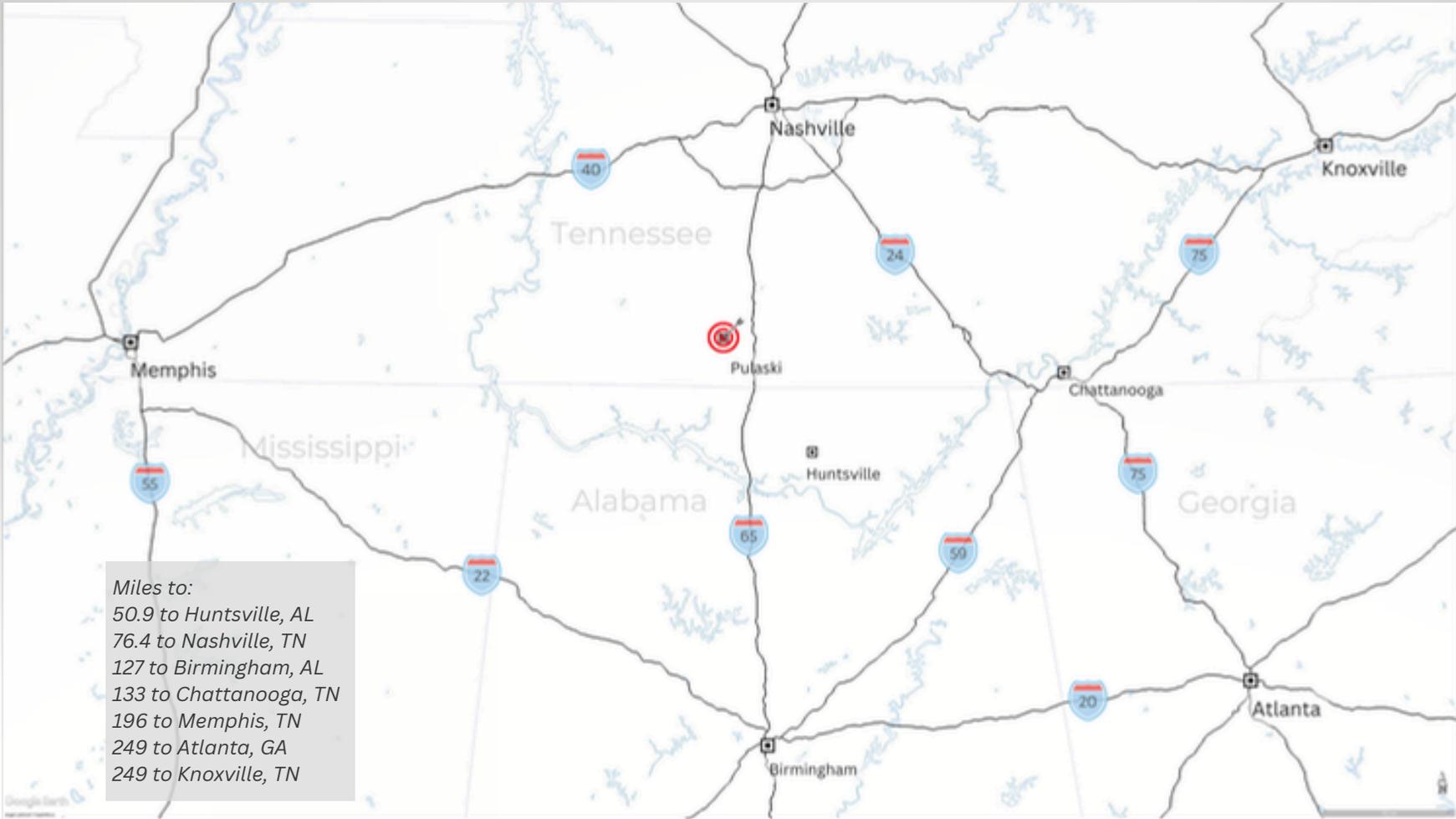
< 30 ton rear crane section >
< over 48' wide span >



3,000 amp 480V
existing electrical
service to building

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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)

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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



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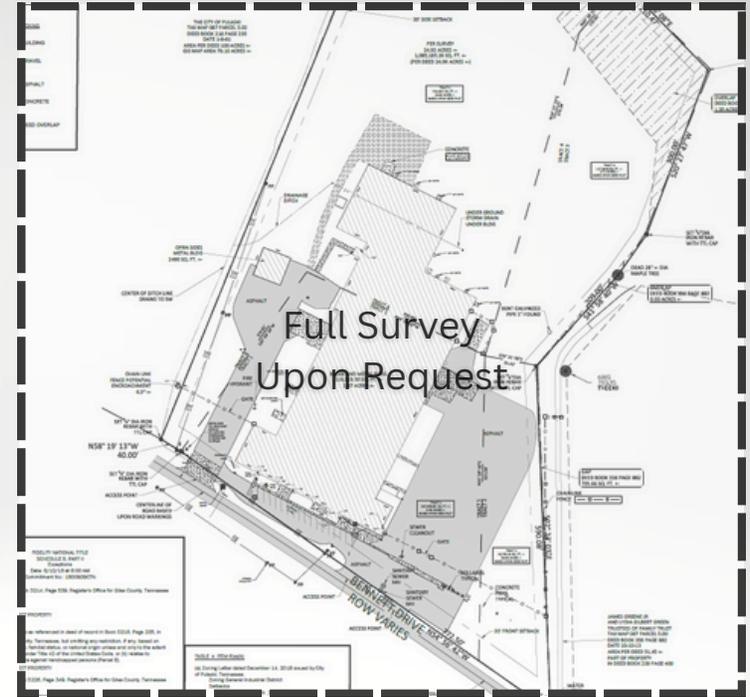




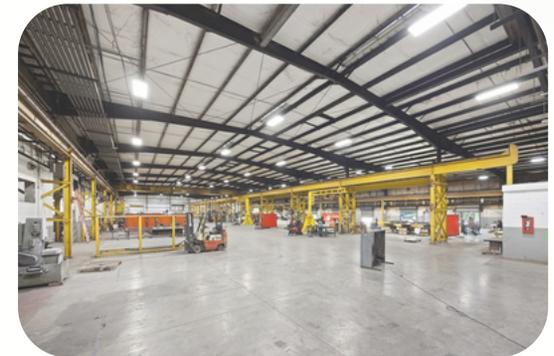
Rare Opportunity
for a User of
Manufacturing
Space in Middle
Tennessee!



*Substantial DD
Materials
Available Upon
Request*



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

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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)

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