

EXECUTIVE PROPERTY PORTFOLIO

TURNKEY

REGIONAL OPERATIONS CENTER

15,800 SF

±1.4 ACRES

FF&E INCLUDED

PULASKI, TENNESSEE



FORMER HEADQUARTERS OF
A SUCCESSFUL REGIONAL
SOLAR COMPANY

*BUILT FOR BUSINESS.
POSITIONED FOR GROWTH.
READY FOR WHAT'S NEXT.*

BENCHMARK
REALTY

131 Saundersville Rd. #130
Hendersonville, TN 37075



MIDDLE STAR
HOMES

SUSAN HUNTER

Listing Agent Specialist

📞 615.670.8761

✉ susan@middlestarhomes.com



VIEW PROPERTY
DETAILS



Executive Summary

An exceptional turnkey industrial and office facility positioned to serve Middle Tennessee, North Alabama, and the greater Southeast.



OPPORTUNITY OVERVIEW

TURNKEY BUSINESS-READY CAMPUS

Formerly the headquarters of a successful regional solar company, this professionally maintained commercial property presents a rare opportunity to acquire a fully functional business facility ready for immediate occupancy.

Situated on approximately 1.4 acres and encompassing approximately 15,800 square feet of office, warehouse, shipping, storage, and support space, the property offers an exceptional combination of functionality, flexibility, and long-term value.

Unlike many industrial properties requiring significant capital improvements before occupancy, this facility includes extensive Furniture, Fixtures & Equipment (FF&E) together with an established security and surveillance infrastructure—allowing many businesses to begin operations with minimal additional investment.

Strategically located approximately 65 miles from both Nashville and Huntsville, the property provides convenient access to two of the Southeast's fastest-growing economic regions while benefiting from the lower operating costs associated with Southern Middle Tennessee.

Ideal for manufacturing, distribution, industrial services, construction, logistics, government contractors, aerospace suppliers, regional headquarters, or expanding commercial operations, this **Business-Ready Campus** combines operational readiness with significant future growth potential.



PROPERTY SNAPSHOT

	PROPERTY TYPE	Industrial / Office
	BUILDING AREA	15,800 SF
	SITE SIZE	±1.4 Acres
	INCLUDED	FF&E
	STATUS	Turnkey
	OCCUPANCY	Immediate
	PARKING	Ample
	SECURITY	Enterprise Camera System
	EXPANSION	Additional Buildable Area
	LOCATION	Pulaski, Tennessee



WHY THIS PROPERTY STANDS APART

- ✓ Turnkey operation with FF&E included
- ✓ Established office and warehouse infrastructure
- ✓ Regional access to Nashville and Huntsville
- ✓ Approximately \$95 per square foot
- ✓ Significant expansion potential
- ✓ Immediate operational capability



An investment in operational readiness, strategic location, and future growth.

Business-Ready Campus

BUILT TO SUPPORT THE NEXT CHAPTER OF BUSINESS GROWTH

Designed to support immediate operations, future expansion, and long-term business success.

- 1 Offices (1996)
- 2 Production Facility (2010)
- 3 Shipping & Receiving
- 4 Warehouse (2022)
- 5 Employee Parking
- 6 Expansion Area
- 7 Outdoor Storage
- 8 Solar Infrastructure
- 9 Truck Access



AT A GLANCE

15,800 SF

OF IMPROVEMENTS

±1.4 ACRES

OF LAND

TURNKEY

READY TO OPERATE

FF&E

INCLUDED

EXPANSION

POTENTIAL

IMMEDIATE

OCCUPANCY

PROPERTY HIGHLIGHTS



15,800 SF
OF IMPROVEMENTS



±1.4 ACRES
OF LAND



LOADING &
SHIPPING



FF&E
INCLUDED



ENTERPRISE
SECURITY SYSTEM



MULTIPLE
OFFICES



INDUSTRIAL
SHOP



AMPLE
PARKING



WAREHOUSE
SPACE



EXPANSION
POTENTIAL



ENERGY-EFFICIENT
FACILITY



IMMEDIATE
OCCUPANCY



WHY THIS PROPERTY
STANDS APART

**MOVE IN FRIDAY.
OPEN MONDAY.**

- ✓ Turnkey Business-Ready Campus
- ✓ FF&E Included
- ✓ Existing Security Infrastructure
- ✓ Professional Office Environment
- ✓ Functional Warehouse Layout
- ✓ Industrial Shop
- ✓ Room to Expand Operations

DESIGNED FOR BUSINESSES LIKE YOURS



AEROSPACE
SUPPLIERS



CONSTRUCTION
COMPANIES



MANUFACTURING



LOGISTICS



ELECTRICAL
CONTRACTORS



SOLAR &
ENERGY



INDUSTRIAL
SERVICES



GOVERNMENT
CONTRACTORS



MEDICAL
EQUIPMENT



DISTRIBUTION



A turnkey business-ready campus engineered for performance. Positioned for growth. Ready for what's next.

Inside the Business-Ready Campus

PURPOSE-BUILT SPACES DESIGNED FOR LEADERSHIP, COLLABORATION, PRODUCTION, SECURITY, AND EMPLOYEE SUPPORT.

WORK. COLLABORATE. OPERATE. GROW.

Every space on this campus was designed with purpose—supporting productivity, efficiency, and the day-to-day needs of a growing business.

From executive leadership to shop operations, employee support to advanced security monitoring, this Business-Ready Campus delivers everything you need to move in, plug in, and open for business—with less downtime and a significant head start.

REDUCE TRANSITION TIME.
ACCELERATE OPERATIONS.



EXECUTIVE CONFERENCE ROOM

59' x 18' furnished conference room with executive table, 8 chairs, projector, laptop, screen, and LED sign.



FULL KITCHEN

Fully equipped kitchen with all appliances conveying—designed for employee comfort and convenience.



LOBBY SECURITY CENTER

Nine-monitor lobby display provides real-time facility awareness for staff and visitors.



EXECUTIVE SURVEILLANCE OFFICE

Central monitoring station displaying the entire security network from a single executive command center.



OFFICE SUITE

One of approximately ten private offices supporting administration, management, accounting, sales, and operations.



FIELD OFFICE (SHOP)

Dedicated shop office allows production teams to conduct meetings and operations without interrupting executive office activities.



EXPANSIVE ATTIC STORAGE

Large floored attic provides abundant storage space or future build-out potential.

OFFICE BUILDING FEATURES

- Approximately 10 Private Offices
- Executive Office
- Large Conference Room (59' x 18')
- Audio/Visual Presentation System (Projector, Laptop & Screen)
- Executive Conference Table with 8 Executive Chairs
- All Office Furniture, Equipment, Supplies & Computers Convey* (Except in Executive Office)
- Solar Powered for ultimate energy efficiency
- Full Kitchen—All Appliances Convey
- Men's & Women's Restrooms (Women's with 2 Stalls)
- Baby Changing Stations in Both Restrooms
- LED Presentation Sign (Located in Conference Room)
- Approximately 1,500 SF Floored Attic Storage
- Field Office connects production facility to office building



TURNKEY OPERATIONAL ADVANTAGE

Nearly all office furniture, office equipment, supplies, and computers throughout the office building convey with the sale. (Excluding the furnishings, equipment, and computers located within the Executive Office.)

This allows the next owner to occupy the facility quickly, reduce startup costs, minimize downtime, and begin business operations with substantially less investment in office infrastructure.

OPERATIONAL INFRASTRUCTURE

- 9 Lobby Surveillance Displays
- Executive Security Monitoring Center
- Spectrum Internet Available
- Solar Powered HVAC with 2 Battery Backups
- Single Phase 110 (Office)
- Three Phase 240 (Shop)
- 10+ Interior Cameras



SHOP

Three-phase 240 power
20' ceiling height
Two overhead doors and one man-door



LOADING DOCK

Double-sided dock
30' x 12'
Overhead door on each end



WAREHOUSE

Open access design
Man-door entry
Ideal for storage and staging



SOLAR SYSTEM

Solar-powered HVAC
Two battery backups
Energy-efficient operations



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



Everything in place. Everything working.
All that's missing is your business.

Industrial Operations

BUILT FOR PRODUCTIVITY. DESIGNED FOR PERFORMANCE.
READY FOR WHAT'S NEXT.

BUILT TO WORK. BUILT TO DELIVER. BUILT TO GROW.

This Business-Ready Campus was designed to support a wide range of industrial, manufacturing, distribution, service, fabrication, and logistics operations.

From the high-bay production facility to the open warehouse and secure loading dock, every element is aligned for operational efficiency, safety, and long-term scalability.

REDUCE DOWNTIME.
ACCELERATE OUTPUT.
INCREASE CAPACITY.



PRODUCTION FACILITY (SHOP)

- 100' x 50' high-bay production facility
- 20' ceiling height
- Three-phase 240 power
- Two overhead doors & one man-door
- Ideal for manufacturing, fabrication, service, or assembly operations



WAREHOUSE

- 80' x 30' open warehouse space
- Open access design
- Man-door entry
- Ideal for storage, staging, or distribution



DOUBLE-SIDED LOADING DOCK

- 30' x 12' dock area
- Overhead door on each end
- Enables drive-through access
- Convenient for after-hours deliveries and shipments



20' CEILING HEIGHT

High-bay clearance accommodates equipment, storage, and future needs.



THREE-PHASE 240 POWER

Industrial electrical capacity to support heavy machinery and equipment.



OVERHEAD DOORS

Two in shop and one at each end of the loading dock for efficient movement and access.



MULTIPLE MAN-DOORS

Convenient personnel access throughout the facility.



OPEN LAYOUT

Flexible floorplans support a wide variety of operational configurations.



SECURE & FUNCTIONAL

Designed for safety, workflow efficiency, and long-term productivity.

BUILT FOR FLEXIBILITY

Whether you're expanding production, increasing inventory, or streamlining logistics, this industrial campus delivers the space, infrastructure, and accessibility your business needs to succeed.

IDEAL FOR



MANUFACTURING



FABRICATION



DISTRIBUTION



LOGISTICS



SERVICE



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



Everything in place. Everything working.
All that's missing is your business.

Infrastructure That Positions Your Business for Growth.

EXPANSIVE LAND. FLEXIBLE INFRASTRUCTURE. ENDLESS POSSIBILITIES.

This Business-Ready Campus offers the space, infrastructure, and flexibility to support immediate operations and future expansion.

Whether you're growing production, expanding storage, or building new capabilities, this property is designed to grow with you.



GROWTH OPPORTUNITIES

- ☑ Additional building site for future expansion
- ☑ Outdoor storage capability for equipment and materials
- ☑ Existing industrial infrastructure saves time and capital
- ☑ Expansion-ready layout accommodates your plans
- ☑ Secure, controlled access with full perimeter fencing
- ☑ Future warehouse, fabrication, or laydown yard potential



COVERED OUTDOOR SPACE WITH LIGHTING

Protected, open-air space ideal for staging, equipment storage, or outdoor operations. Equipped with lighting for nighttime operations and security.



DOUBLE-SIDED LOADING AREA

Designed for efficient receiving and shipping operations with access and convenience for after-hours deliveries.



EXTERIOR MATERIAL STORAGE

Existing exterior storage system ideal for conduit, steel, pipe, or long inventory.



ADDITIONAL EXPANSION AREA

Additional open ground suitable for future warehouse, laydown yard, fleet parking, or expansion.

BUILT TO GROW



EXPAND BUILDINGS

Room to add production, warehouse, or support facilities.



INCREASE FLEET CAPACITY

Ample space for trucks, deliveries, and employee parking.



OUTDOOR STORAGE

Existing and expandable areas for materials and equipment.



LOWER OPERATING COSTS

Solar infrastructure and existing systems help reduce long-term utility expenses.

WHY THIS MATTERS

Every month spent designing a facility, constructing a warehouse, obtaining permits, installing electrical service, laying parking, fencing a property, or building loading infrastructure delays revenue.

This campus has already completed much of that work.

A purchaser can focus on operating—not constructing.

EXISTING INFRASTRUCTURE THAT SAVES TIME & CAPITAL

- ☑ Covered Outdoor Space with Lighting
- ☑ Industrial Electrical Service
- ☑ Double-Sided Loading Dock
- ☑ Production Building (Shop)
- ☑ Warehouse
- ☑ Office Headquarters
- ☑ Security Infrastructure
- ☑ Existing Parking
- ☑ Exterior Storage Racks
- ☑ Multiple Access Points
- ☑ Expansion Land



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



Everything in place. Everything working.

All that's missing is your business.

Powering Performance. Protecting Your Bottom Line.

THE BENEFITS OF SOLAR POWER FOR YOUR BUSINESS

This campus is equipped with an existing solar power system designed to reduce operating costs, increase energy stability, and support long-term sustainability.



WHY SOLAR MAKES SENSE FOR YOUR BUSINESS



LOWER OPERATING COSTS

Reduce or eliminate monthly electric bills and protect against rising utility rates.



ENERGY SECURITY

On-site generation provides greater control and reduces dependence on the grid.



SUSTAINABLE OPERATIONS

Demonstrate your commitment to sustainability and corporate responsibility.



INCREASED PROPERTY VALUE

Solar-equipped properties are attractive to investors and future buyers.



LOW MAINTENANCE

Modern solar systems are reliable, durable, and require minimal upkeep.



TAX ADVANTAGES POTENTIAL

Potential federal, state, and local incentives can further improve your return on investment.

EXISTING SOLAR SYSTEM HIGHLIGHTS

- ✓ Offset a significant portion of the campus' electricity usage
- ✓ Supports production, office, warehouse, and site operations
- ✓ Helps stabilize energy costs and improve budget predictability
- ✓ Clean, renewable energy that reduces your carbon footprint
- ✓ Turnkey system already in place—start saving from day one



POWERING YOUR BUSINESS FUTURE

Solar energy is more than a cost saver—it's a smart, long-term investment in your business.



The owner will personally walk through the workings of the solar system to ensure full understanding and answer any questions.

**CLEAN ENERGY.
REAL SAVINGS.
STRONGER BUSINESS.**

HOW SOLAR WORKS



SUNLIGHT

Solar panels capture sunlight and convert it into electricity.



CLEAN POWER

The system powers your buildings and operations with clean, renewable energy.



REDUCE DEPENDENCE

Lower reliance on the utility grid and minimize exposure to rate increases.



LONG-TERM SAVINGS

Enjoy predictable energy costs and maximize your bottom line.



IMPORTANT DISCLOSURE

Some photographs in this brochure may have been enhanced using artificial intelligence (AI) technology to remove personal items and showcase the property's features more clearly. These enhancements are used for marketing purposes only and do not alter the actual structure or condition of the property.

Prospective buyers are encouraged to verify all information and details during their property visit. A video walkthrough with the owner is available on the listing page on both LoopNet and Realtor MLS.



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



*Everything in place. Everything working.
All that's missing is your business.*

Why Buy This Property Instead of Building One?

SAVE TIME. REDUCE COSTS. START OPERATING SOONER.

This industrial campus is ready to support your business today—without the delays, costs, and uncertainties of new construction.

From existing infrastructure and permitting to a proven layout and prime location, this property delivers immediate value and long-term flexibility.



BUY THIS PROPERTY VS. BUILDING NEW

	BUY THIS PROPERTY	BUILDING NEW
TIME TO OPERATE Start using the facility in days, not months.	Immediate occupancy and production potential.	12–24+ months from design to completion.
TOTAL COST Avoid escalating construction costs and budget overruns.	No construction risk. Predictable investment.	High upfront costs with risk of overruns.
PERMITS & APPROVALS Skip the complex and time-consuming approval process.	Existing approvals and infrastructure in place.	Lengthy permitting and zoning requirements.
INFRASTRUCTURE Take advantage of existing utilities and improvements.	Utilities, electrical service, and access already in place.	Requires new utility connections and site work.
LOCATION ADVANTAGE Operate in a proven industrial corridor with strong access.	Established location with access to workforce, suppliers, and highways.	Unproven location with potential access and market risks.
FLEXIBILITY & GROWTH Expand quickly with room to grow.	Expansion areas and flexible layout ready for your plans.	Limited flexibility during construction; harder to adapt later.

THE BOTTOM LINE

- This property eliminates delays, reduces risk, and gets you to work faster—saving you time, money, and opportunity.

**BUY SMARTER. OPERATE SOONER.
GROW FASTER.**



SAVE MILLIONS

Avoid construction premiums, financing costs during build, and unexpected overruns.



START SOONER

Move in and begin operations immediately—capitalizing on market opportunities.



REDUCE RISK

Avoid construction, permitting, and labor risks with a proven, ready-to-use facility.



FOCUS ON GROWTH

Spend less time building a facility and more time growing your business.



ATTENTION BROKERS & BUSINESS LEADERS THIS PROPERTY COULD BE THE PERFECT FIT FOR YOUR CLIENTS.

If you represent companies or organizations seeking a facility that offers location advantages, infrastructure already in place, expansion potential, and reduced operating costs, this business-ready campus deserves a closer look.

Let's connect to explore how this property can meet their needs.



AN EXCEPTIONAL RESOURCE FOR EDUCATION & WORKFORCE DEVELOPMENT

This facility also serves as an ideal opportunity for educational institutions and vocational programs to partner, train, and provide real-world experience in high-demand industries.

Building the workforce of tomorrow.



SERIOUS OPPORTUNITY. SERIOUS CONSIDERATION.

The retiring owner is motivated and committed to a smooth transition.

**OFFERS WILL BE CONSIDERED
OVER THE NEXT 60 DAYS.**

Don't miss the chance to position your client for immediate success.



SCHEDULE A PRIVATE TOUR TODAY

See the property. Understand the opportunity. Imagine the possibilities.

**VIEW THE VIDEO WALKTHROUGH
WITH THE OWNER ON THE LISTING PAGE
AVAILABLE ON LOOPNET & REALTRACS MLS**

For questions, showings, or additional information, contact the listing agent today.



BUSINESS-READY CAMPUS



Everything in place. Everything working.



Why Pulaski, TN?

STRATEGIC LOCATION. GROWING COMMUNITY. UNTAPPED POTENTIAL.

Pulaski, Tennessee offers the ideal combination of accessibility, affordability, and opportunity—positioning your business for long-term success.

Centrally located in Middle Tennessee, Pulaski provides convenient access to major markets, transportation corridors, and a skilled workforce—all within a business-friendly environment.



PRIME LOCATION & ACCESS

Pulaski offers close proximity to major thoroughfares that connect you to key markets across the region.



US 31

US 31 runs through Pulaski and connects from north Mackinaw, MI to Montgomery Alabama.



I-65

I-65 runs through the middle of TN connecting Gary, Indiana and Mobile, Alabama and is minutes from Pulaski.



US 64

US 64 runs through Pulaski connecting Memphis and Chattanooga, TN.

- ✓ This strategic location saves time, reduces costs, and keeps your business connected.



CONNECTIVITY THAT DRIVES BUSINESS



BNA INTERNATIONAL AIRPORT (NASHVILLE)

- ✓ Only 65 miles from Pulaski
- ✓ Over 500 daily flights
- ✓ Connecting your business to the world



ABERNATHY REGIONAL AIRPORT (PULASKI)

- ✓ Local airport for business and private aviation
- ✓ Convenient access for executives and visitors
- ✓ Supports regional growth and connectivity



GROWING WORKFORCE PIPELINE



- ✓ Proximity to Tennessee College of Applied Technology – Pulaski
- ✓ Vocational and technical programs that align with industry needs
- ✓ Strong pipeline for skilled trades, manufacturing, and logistics
- ✓ Invest in a community that invests in its people



CHARM, COMMUNITY & QUALITY OF LIFE



- ✓ Historic downtown with local shops, dining, and events
- ✓ Scenic landscapes, parks, and recreational opportunities
- ✓ A welcoming community where employees and families thrive
- ✓ A place people are proud to call home



LOWER COST OF LIVING, GREATER VALUE



- ✓ Lower cost of living compared to major metropolitan areas
- ✓ Affordable real estate for business and employees
- ✓ More value. Less overhead. Stronger bottom line.



TENNESSEE TAX ADVANTAGE



- ✓ No state income tax
- ✓ No inventory tax
- ✓ One of the Most Business Friendly States
- ✓ Favorable tax climate for business growth and retention



A WORKFORCE THAT WANTS TO STAY

Pulaski offers an appealing combination of affordable living, scenic countryside, excellent schools, and a welcoming community—helping employers attract and retain skilled employees.



AT THE CROSSROADS OF OPPORTUNITY

Strategically positioned at the intersection of major routes, Pulaski connects your business to the people, markets, and opportunities that matter.



UNTAPPED POTENTIAL. LIMITLESS OPPORTUNITY.

Pulaski is on the rise. With strategic investments, expanding infrastructure, and a business-friendly community, the area offers exceptional potential for industrial, manufacturing, logistics, and service companies ready to grow.

BE PART OF WHAT'S NEXT.



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



STRATEGIC LOCATION
CENTRAL TO
MAJOR MARKETS



SKILLED WORKFORCE
& EDUCATION
PIPELINE



AFFORDABLE BUSINESS
ENVIRONMENT &
TAX SAVINGS



STRONG QUALITY
OF LIFE FOR
EMPLOYEES



Everything in place. Everything working.
All that's missing is your business.

A Strategic Asset for Forward-Thinking Businesses.

THE RIGHT LOCATION. THE RIGHT INFRASTRUCTURE. THE RIGHT TIME.

IDEAL FOR A WIDE RANGE OF INDUSTRIES



Aerospace & Defense
Proximity to suppliers, skilled workforce, and major corridors.



Renewable Energy & Solar
Existing solar system supports sustainability-focused operations.



Manufacturing & Fabrication
Heavy-duty infrastructure and flexible production capabilities.



Medical & Technical Equipment
Clean, secure environment with office and warehouse.



Distribution & Logistics
Easy access for shipping, receiving, and regional delivery.



Government & Contractors
Secure facility with accessibility and operational flexibility.



Construction Services
Space for equipment, materials, and operational headquarters.



Research & Development
Functional spaces to support innovation and growth.



Wholesale & Supply Companies
Warehouse, office, and site layout built for efficiency.



And Many More
A flexible campus ready to adapt to your business needs.

WHY THIS LOCATION WORKS



Strategic Central Location
Within approximately 65 miles of Nashville and Huntsville with easy access to major highways and an international airport.



Access to Skilled Workforce
Strong regional talent pool and nearby educational institutions, including vocational and technical programs.



Excellent Connectivity
Convenient access to suppliers, customers, transportation corridors, and distribution networks.



Regional Growth Market
Middle Tennessee continues to experience steady business investment and economic development.



Flexible for the Future
A campus that can support your business today and scale with you tomorrow.



A TURNKEY OPPORTUNITY WITH REAL ADVANTAGES

- ✓ Immediate occupancy with FF&E included
- ✓ Existing infrastructure saves time and capital
- ✓ Solar-powered system reduces operating costs
- ✓ Designed for today's operations and tomorrow's growth
- ✓ Ideal for owner-users, investors, and expanding companies



ATTENTION BROKERS & BUSINESS LEADERS

THIS PROPERTY COULD BE THE PERFECT FIT FOR YOUR CLIENTS.

If you represent companies or organizations seeking a facility that offers location advantages, infrastructure already in place, expansion potential, and reduced operating costs, this business-ready campus deserves a closer look.

Let's connect to explore how this property can meet their needs.



AN EXCEPTIONAL RESOURCE FOR EDUCATION & WORKFORCE DEVELOPMENT

This facility also serves as an ideal opportunity for educational institutions and vocational programs to partner, train, and provide real-world experience in high-demand industries.

Building the workforce of tomorrow.



SERIOUS OPPORTUNITY. SERIOUS CONSIDERATION.

The retiring owner is motivated and committed to a smooth transition.

OFFERS WILL BE CONSIDERED OVER THE NEXT 60 DAYS.

Don't miss the chance to position your client for immediate success.



SCHEDULE A PRIVATE TOUR TODAY

See the property. Understand the opportunity. Imagine the possibilities.

VIEW THE VIDEO WALKTHROUGH WITH THE OWNER ON THE LISTING PAGE AVAILABLE ON LOOPNET & REALTRACS MLS

For questions, showings, or additional information, contact the listing agent today.



BUSINESS-READY CAMPUS

Reduce transition time. Accelerate operations.



Everything in place. Everything working. All that's missing is your business.