

WAREHOUSE AVAILABLE

260 BENNETT DR, PULASKI, TN 38478

**79,326 SF INDUSTRIAL
BUILDING FOR LEASE**





PROPERTY OVERVIEW

260 BENNETT DR, PULASKI, TN 38478

LOCATION

260 BENNETT DRIVE, PULASKI, TENNESSEE 38478

AVAILABLE

TOTAL BUILDING SIZE: **79,326 SF**

OFFICE AREA: **4,826 SF**

HIGHLIGHTS

- 79,326 SF INDUSTRIAL FACILITY BUILT IN 1993 WITH 4,826 SF OFFICE
- ZONING: I-2 GENERAL INDUSTRIAL | LEASE RATE: \$9.50/SF
- ELECTRICAL: 2-3,000 AMP SERVICE | AIRPORT: 5 MILES AWAY
- SHIPPING & RECEIVING: 5 DOCKS + DRIVE-IN DOOR WITH EOD LEVELERS
- CEILING HEIGHTS:
 - SHIPPING: 21'5"-25'4"
 - PRODUCTION/MIDDLE: 16'-22'6"
 - RECEIVING (FRONT): 17'-25'
- MANUFACTURING AREA (NON-CLIMATE CONTROLLED): 66,968 SF | COLUMN SPACING 25' X 40' | CEILING 15'-22'
- ADDITIONAL SPACES: 910 SF SHOP OFFICES + 810 SF PORTABLE OFFICES
- SHIPPING BUILDING: 14,995 SF WITH 8 DOCKS, CEILING 21'-25'
- OFFICE/FLEX AREA: 8,721 SF (8' CEILINGS)
- WAREHOUSE AREA: 15,392.8 SF (17'-24' CEILINGS)

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,173	55,343	105,926
HOUSEHOLDS	1,989	23,252	41,380
AVERAGE HH INCOME	\$146,364	\$138,173	\$161,765

TRAFFIC COUNTS

FRANKLIN RD: 12,630 VPD (TDOT 2023)

LIBERTY PIKE: 9,408 VPD (TDOT 2023)



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WAREREADY
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SITE PLAN

260 BENNETT DR, PULASKI, TN 38478







