

**COOP** BUSINESS  
PARK



LA VERGNE, TENNESSEE

**19,440 - 879,922 SF AVAILABLE**

6 BUILDINGS | ±80 ACRE DEVELOPMENT



# SITE PLAN



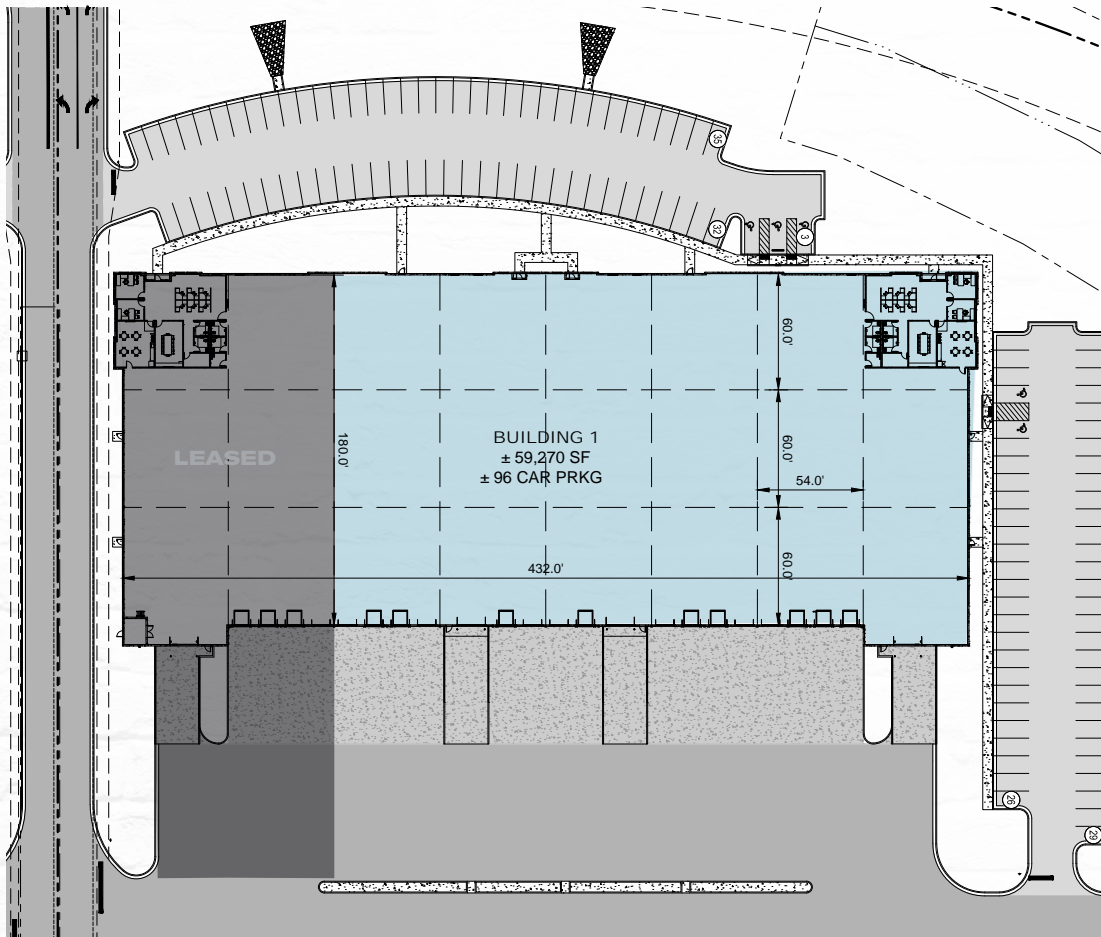
# BUILDING SPECS

## PHASE ONE

## PHASE TWO | DELIVERING Q2 2027

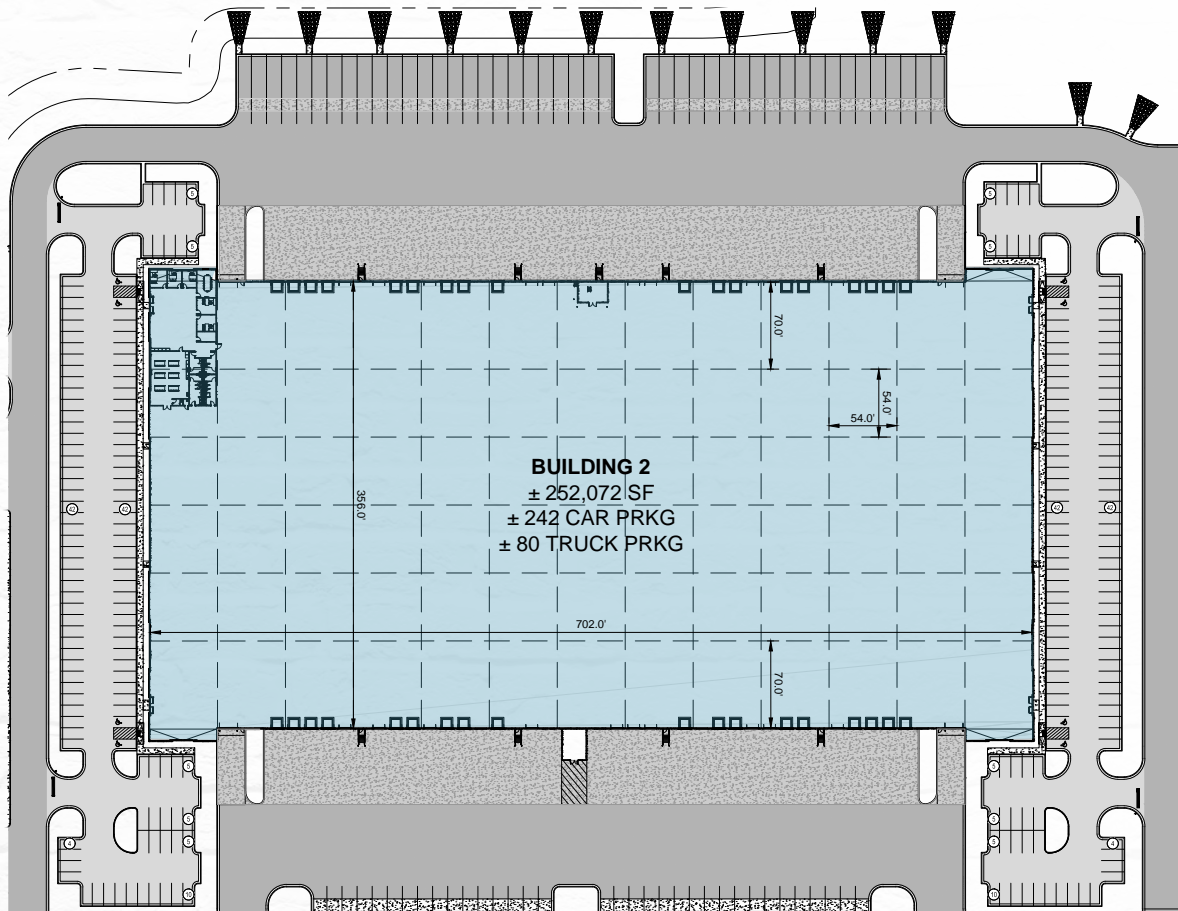
BUILDINGS	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
<b>TOTAL SF</b>	79,380	252,072	126,360	89,100	181,440	171,680
<b>MAXIMUM AVAILABLE SF</b>	59,270	252,072	126,360	89,100	181,440	171,680
<b>MINIMUM DEMISE</b>	19,440	106,812	22,680	19,440	23,976	22,680
<b>OFFICE SF</b>	2,813	5,713	(2) 3,364	(2) 2,813	(2) 3,364	(2) 3,364
<b>BUILDING DIMENSIONS</b>	432' x 180'	702' x 356'	594' x 210'	486' x 180'	810' x 222'	810' x 210'
<b>SPEEDBAY</b>	60'	70'	60'	60'	60'	60'
<b>COLUMN SPACING</b>	54' x 60'	54' x 54'	54' x 50'	54' x 60'	54' x 54'	54' x 50'
<b>CLEAR HEIGHT</b>	32'	36'	32'	32'	32'	32'
<b>DOCK DOORS</b>	16	56	27	23	36	36
<b>DRIVE-IN DOORS</b>	3	4	4	4	5	5
<b>AUTO PARKS</b>	96	242	106	102	182	165
<b>TRAILER PARKS</b>	0	80	46	0	65	64
<b>AVAILABILITY</b>	Immediate	Immediate	Immediate	Q2 2027	Q2 2027	Q2 2027

# BUILDING 1 SITE PLAN



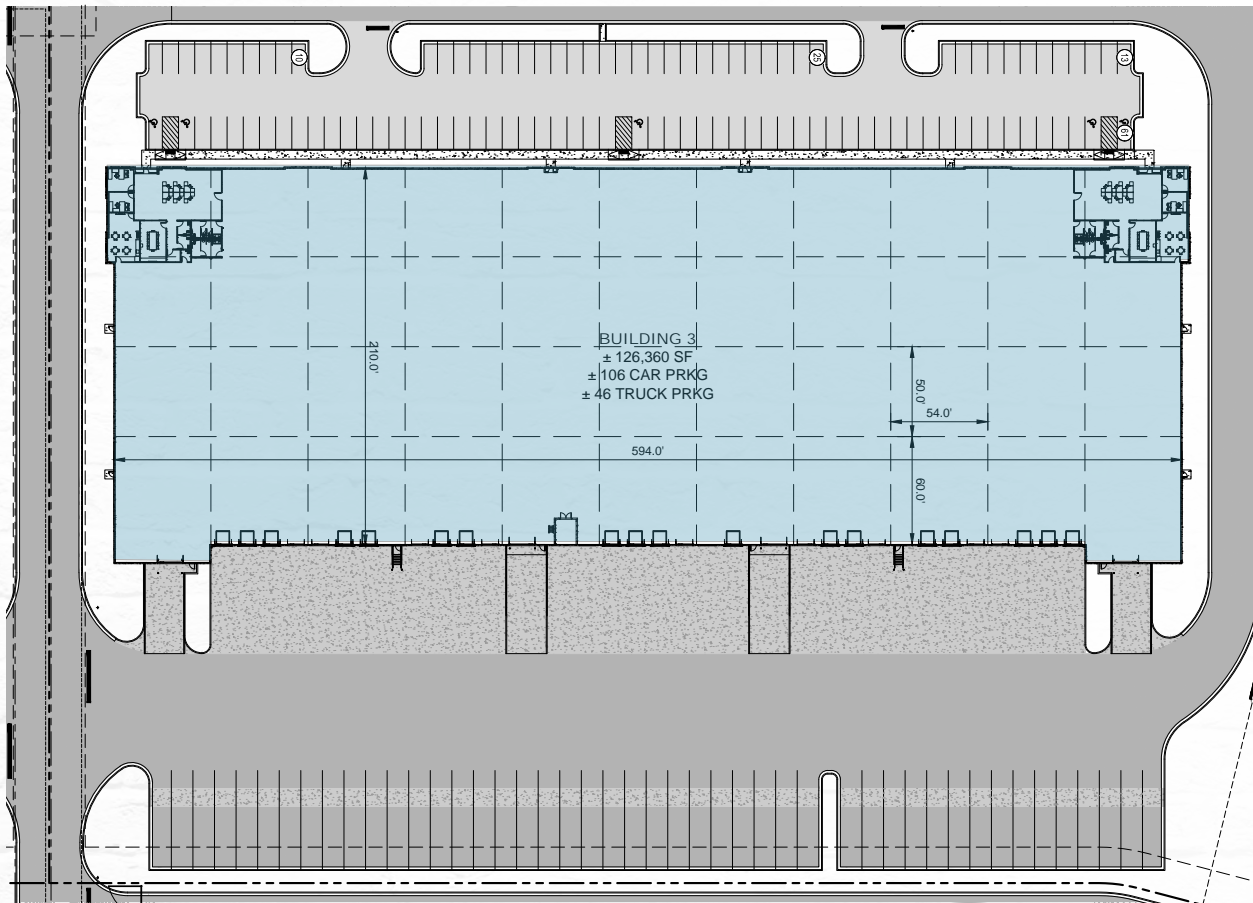
<b>TOTAL SF</b>	79,380
<b>MAXIMUM AVAILABLE SF</b>	59,270
<b>MINIMUM DEMISE</b>	19,440
<b>OFFICE SF</b>	2,813
<b>BUILDING DIMENSIONS</b>	432' x 180'
<b>SPEEDBAY</b>	60'
<b>COLUMN SPACING</b>	54' x 60'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK DOORS</b>	16
<b>DRIVE-IN DOORS</b>	3
<b>AUTO PARKS</b>	96
<b>TRAILER PARKS</b>	0
<b>AVAILABILITY</b>	Immediate

# BUILDING 2 SITE PLAN



<b>TOTAL SF</b>	252,072
<b>MINIMUM DEMISE</b>	106,812
<b>OFFICE SF</b>	5,713
<b>BUILDING DIMENSIONS</b>	702' x 356'
<b>SPEEDBAY</b>	70'
<b>COLUMN SPACING</b>	54' x 54'
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	56
<b>DRIVE-IN DOORS</b>	4
<b>AUTO PARKS</b>	242
<b>TRAILER PARKS</b>	80
<b>AVAILABILITY</b>	Immediate

# BUILDING 3 SITE PLAN



<b>TOTAL SF</b>	126,360
<b>MINIMUM DEMISE</b>	22,680
<b>OFFICE SF</b>	(2) 3,364
<b>BUILDING DIMENSIONS</b>	594' x 210'
<b>SPEEDBAY</b>	60'
<b>COLUMN SPACING</b>	54' x 50'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK DOORS</b>	27
<b>DRIVE-IN DOORS</b>	4
<b>AUTO PARKS</b>	106
<b>TRAILER PARKS</b>	46
<b>AVAILABILITY</b>	Immediate



**NASHVILLE**  
20 MILES | 25 MINS

**NASHVILLE INTL AIRPORT**  
12 MILES | 18 MINS

**LEBANON, TN**  
27 MILES | 38 MINS

**I-24**  
1.5 MILES | 3 MINS

**FRANKLIN, TN**  
26 MILES | 40 MINS

**MURFREESBORO, TN**  
18 MILES | 26 MINS

# STRATEGIC LOCATION

FedEx

PENSKE

SINOMAX  
COMFORT FOR THE WORLD

COOP BUSINESS PARK

HD SUPPLY

Coca-Cola

CardinalHealth

THE HOME DEPOT

ICEE

Walmart

amazon

TRANE

ups

Advance Auto Parts

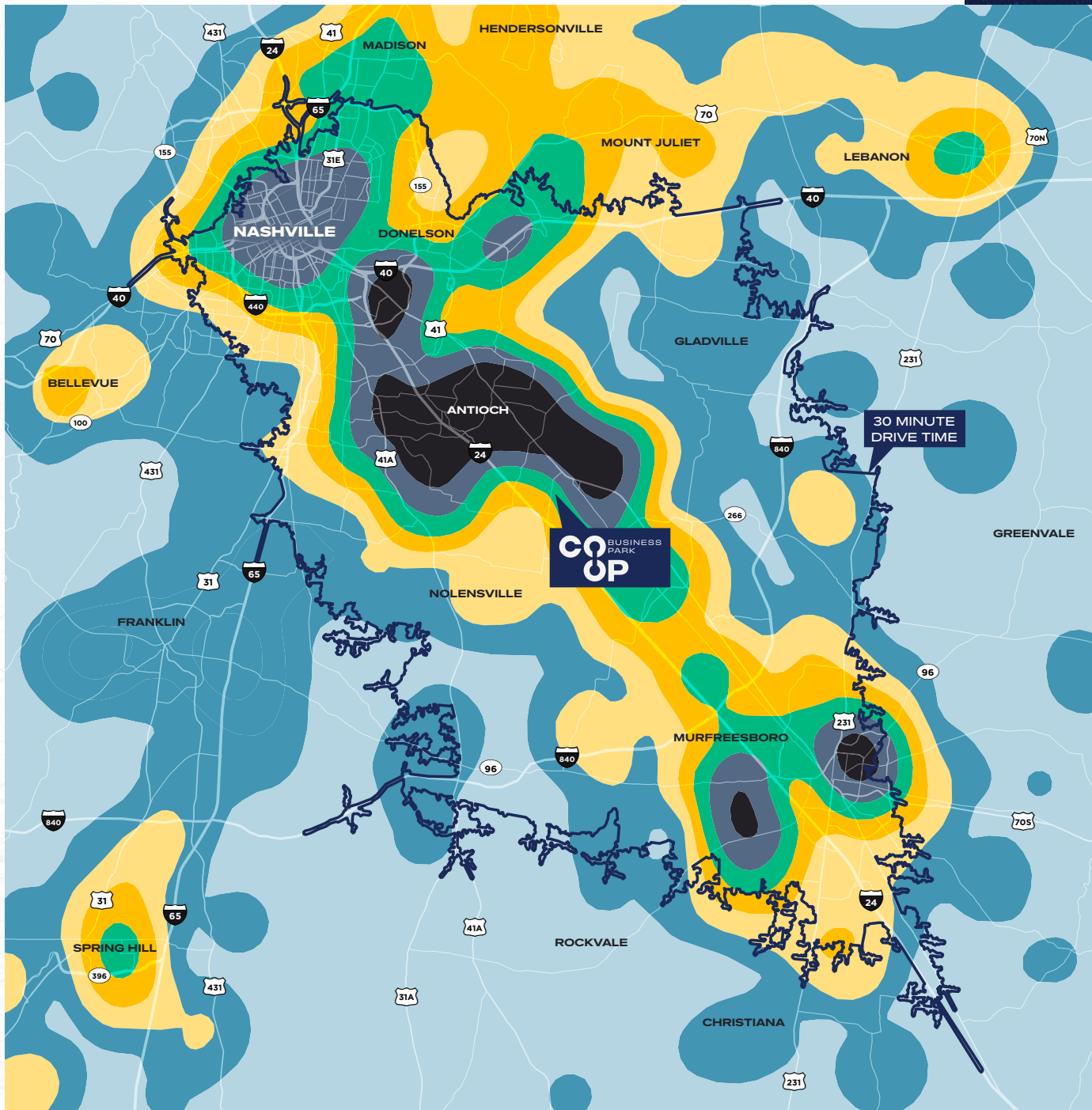
Quanta Computer

hp

vantiva  
Pushing the edge

BEST BUY





# DEMOGRAPHICS

(within 30 min. drive time)

**43,480**  
WAREHOUSE EMPLOYEES

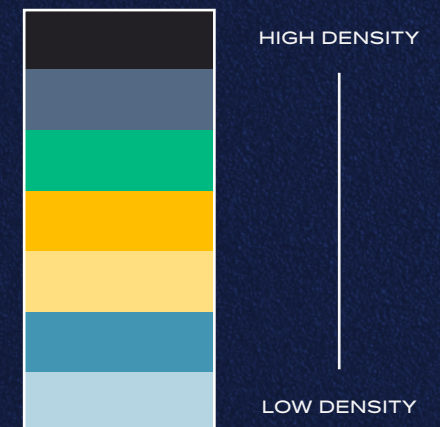
**305,748**  
POPULATION 25+ W/ COLLEGE  
EDUCATION OR BEYOND

**121,012**  
HIGH SCHOOL EDUCATED  
POPULATION

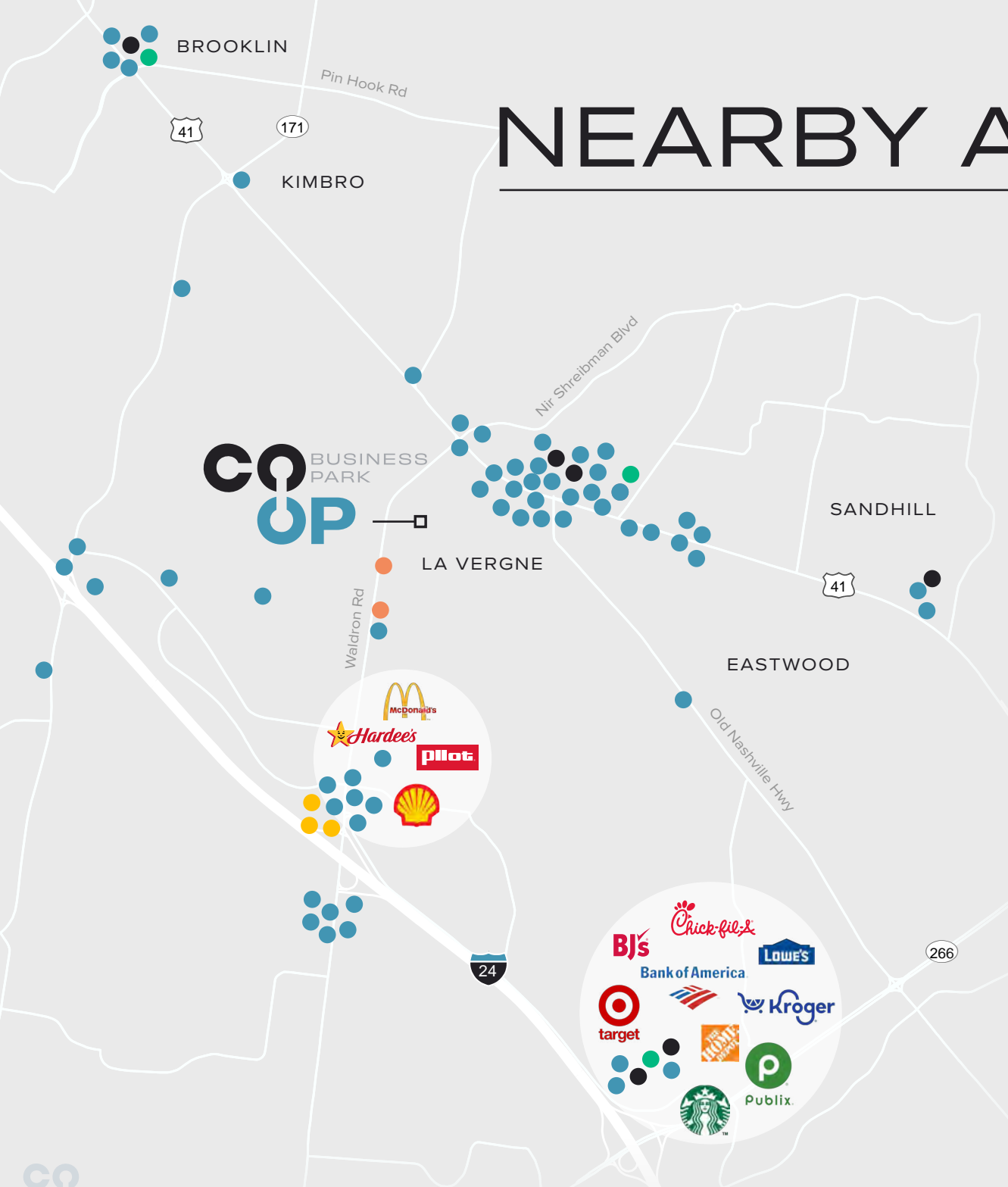
**3.5%**  
UNEMPLOYMENT RATE

**\$88,281**  
MEDIAN HOUSEHOLD INCOME

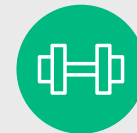
## 2025 TRANSPORTATION & WAREHOUSE RESIDENT WORKER DENSITY



# NEARBY AMENITIES



2 BANKS



3 GYMS/FITNESS



3 HOTELS



6 RETAIL



65 RESTAURANTS

## FOR MORE INFORMATION, PLEASE CONTACT:

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