

COOP BUSINESS PARK



LA VERGNE, TENNESSEE

19,440 - 900,032 SF AVAILABLE

6 BUILDINGS | ±80 ACRE DEVELOPMENT



SITE PLAN



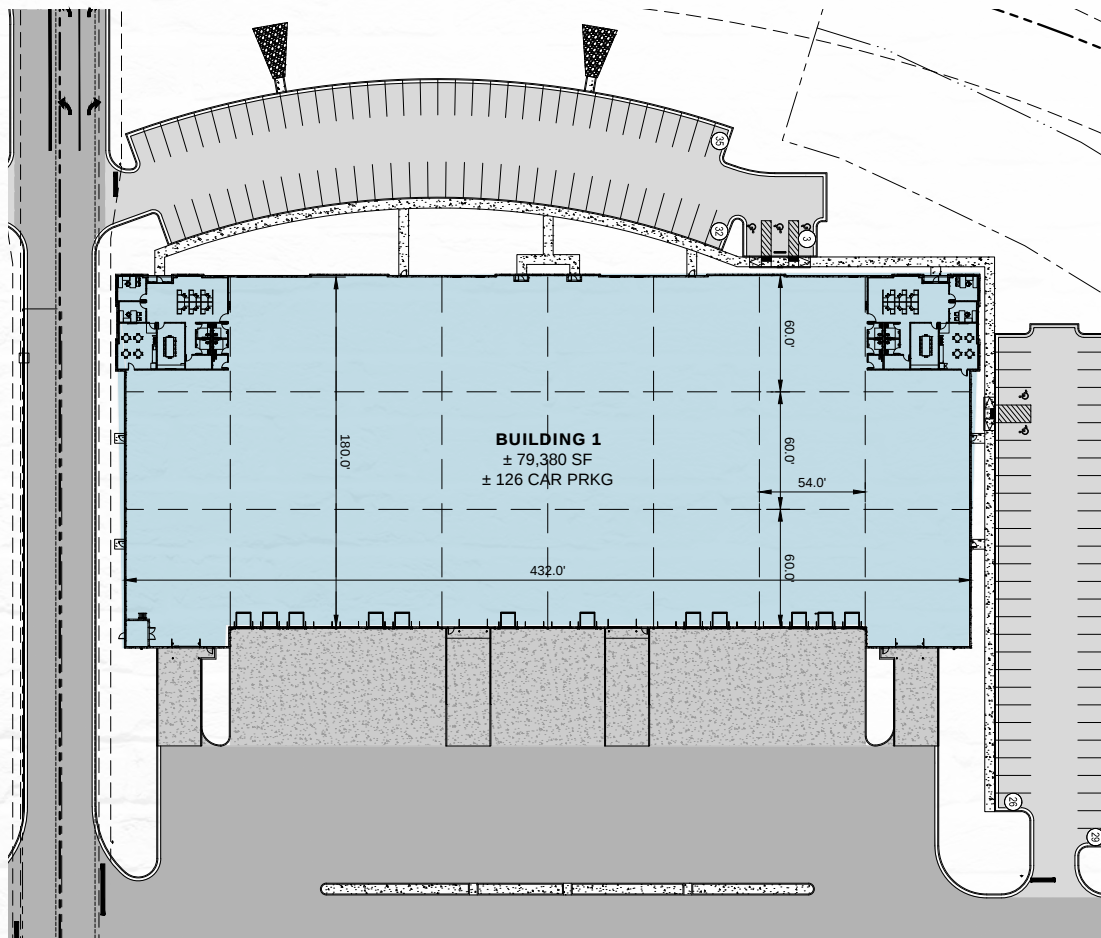
BUILDING SPECS

PHASE ONE | DELIVERING Q2 2026

PHASE TWO | DELIVERING Q2 2027

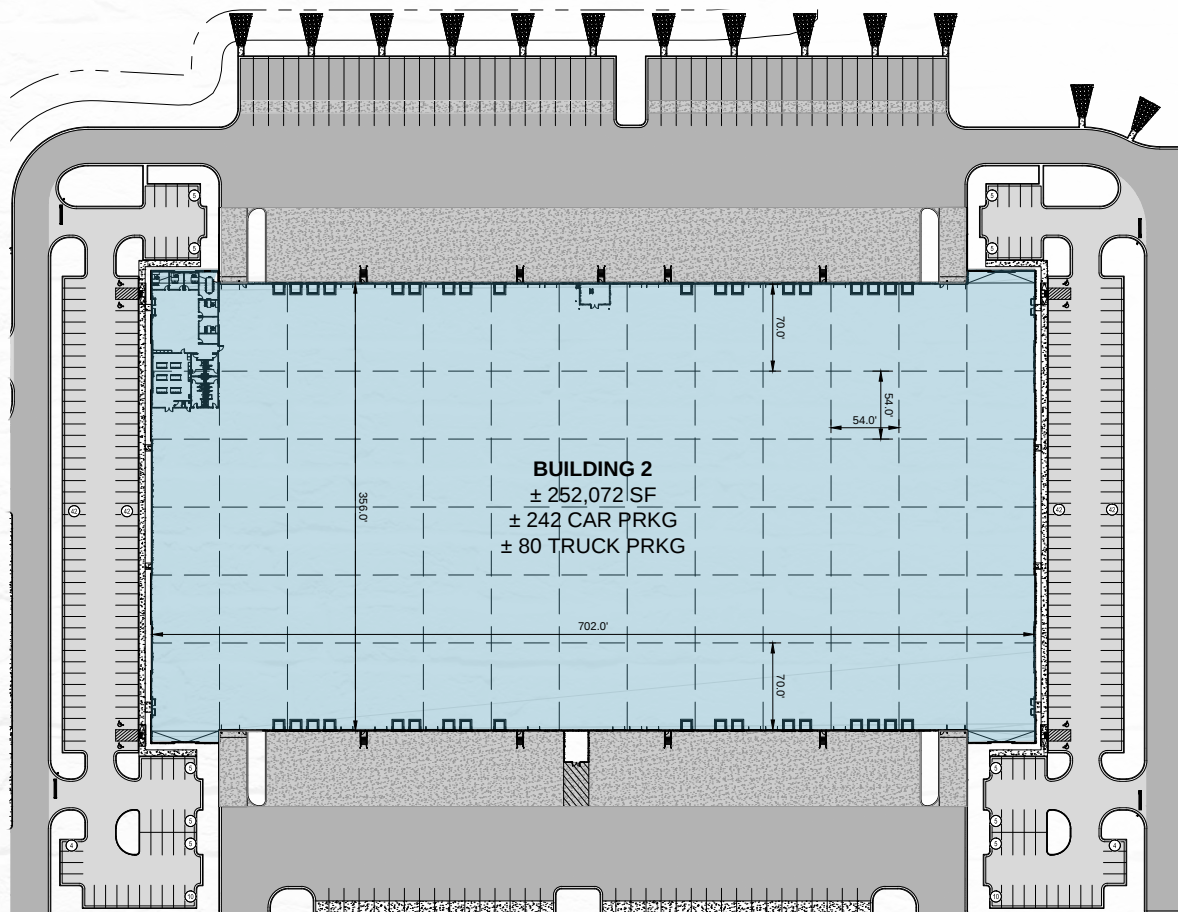
BUILDINGS	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
TOTAL SF	79,380	252,072	126,360	89,100	181,440	171,680
MINIMUM DEMISE	19,440	106,812	22,680	19,440	23,976	22,680
OFFICE SF	(2) 2,813	5,713	(2) 3,364	(2) 2,813	(2) 3,364	(2) 3,364
BUILDING DIMENSIONS	432' x 180'	702' x 356'	594' x 210'	486' x 180'	810' x 222'	810' x 210'
SPEEDBAY	60'	70'	60'	60'	60'	60'
COLUMN SPACING	54' x 60'	54' x 54'	54' x 50'	54' x 60'	54' x 54'	54' x 50'
CLEAR HEIGHT	32'	36'	32'	32'	32'	32'
DOCK DOORS	20	56	27	23	36	36
DRIVE-IN DOORS	4	4	4	4	5	5
AUTO PARKS	126	242	106	102	182	165
TRAILER PARKS	0	80	46	0	65	64
AVAILABILITY	Q2 2026	Q2 2026	Q2 2026	Q2 2027	Q2 2027	Q2 2027

BUILDING 1 SITE PLAN



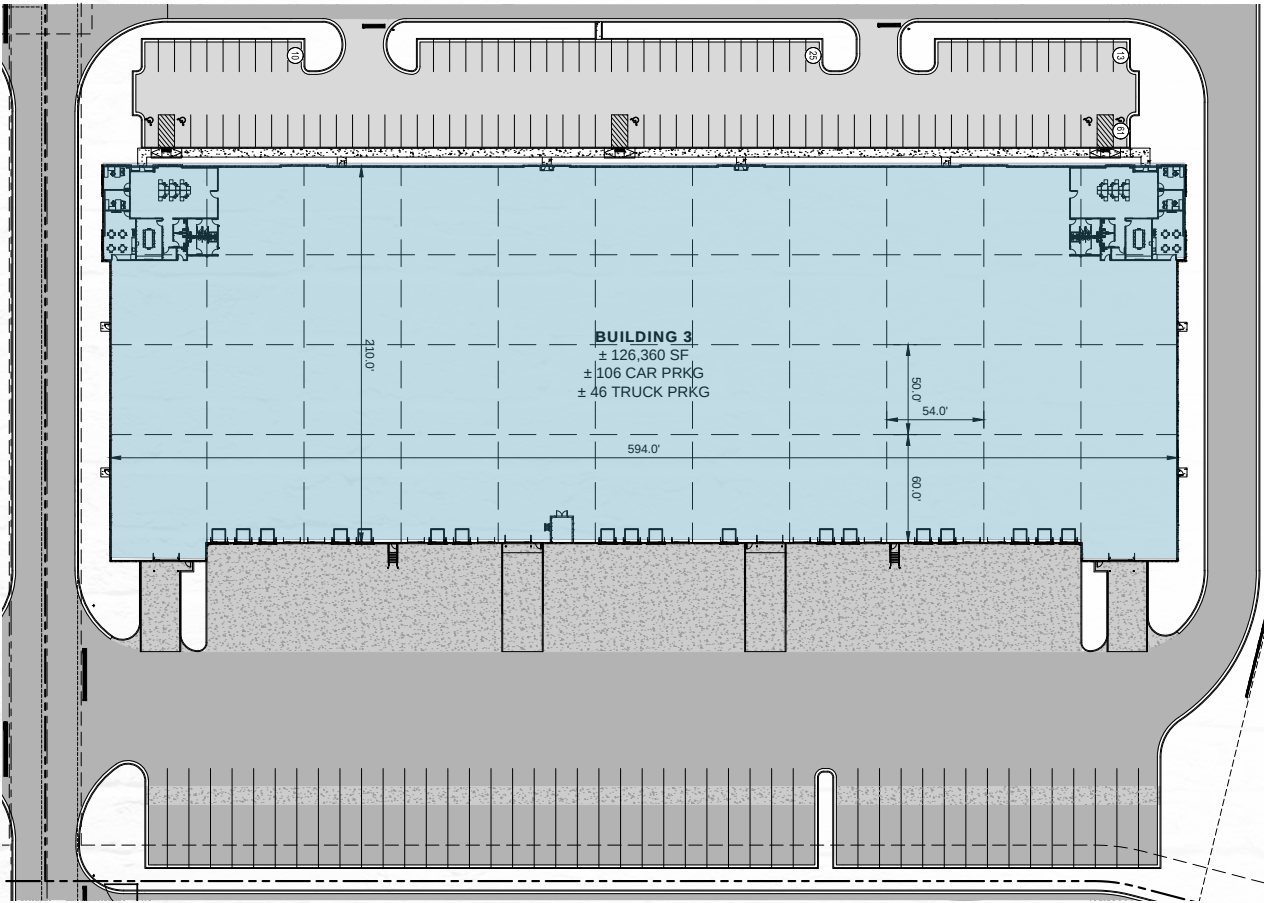
TOTAL SF	79,380
MINIMUM DEMISE	19,440
OFFICE SF	(2) 2,813
BUILDING DIMENSIONS	432' x 180'
SPEEDBAY	60'
COLUMN SPACING	54' x 60'
CLEAR HEIGHT	32'
DOCK DOORS	20
DRIVE-IN DOORS	4
AUTO PARKS	126
TRAILER PARKS	0
AVAILABILITY	Q2 2026

BUILDING 2 SITE PLAN



TOTAL SF	252,072
MINIMUM DEMISE	106,812
OFFICE SF	5,713
BUILDING DIMENSIONS	702' x 356'
SPEEDBAY	70'
COLUMN SPACING	54' x 54'
CLEAR HEIGHT	36'
DOCK DOORS	56
DRIVE-IN DOORS	4
AUTO PARKS	242
TRAILER PARKS	80
AVAILABILITY	Q2 2026

BUILDING 3 SITE PLAN

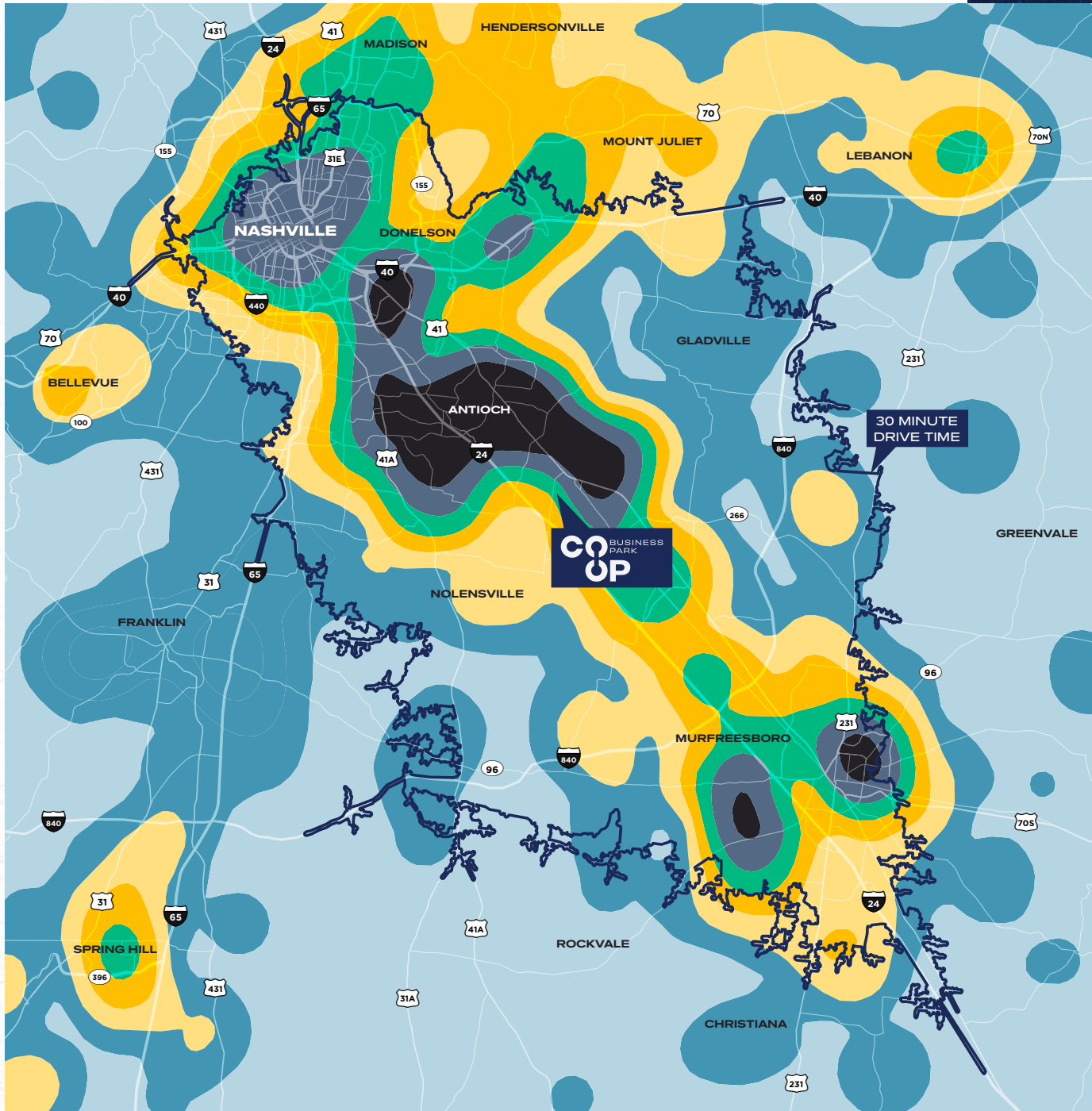


TOTAL SF	126,360
MINIMUM DEMISE	22,680
OFFICE SF	(2) 3,364
BUILDING DIMENSIONS	594' x 210'
SPEEDBAY	60'
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	27
DRIVE-IN DOORS	4
AUTO PARKS	106
TRAILER PARKS	46
AVAILABILITY	Q2 2026





CORPORATE NEIGHBORS



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

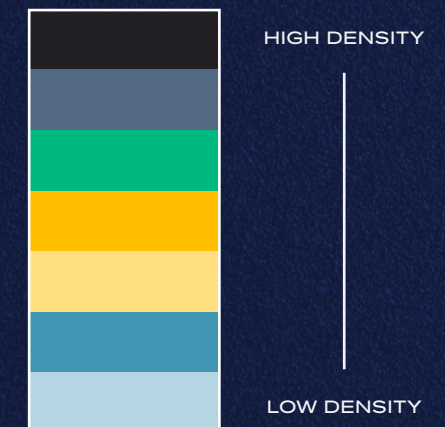
3.5%

UNEMPLOYMENT RATE

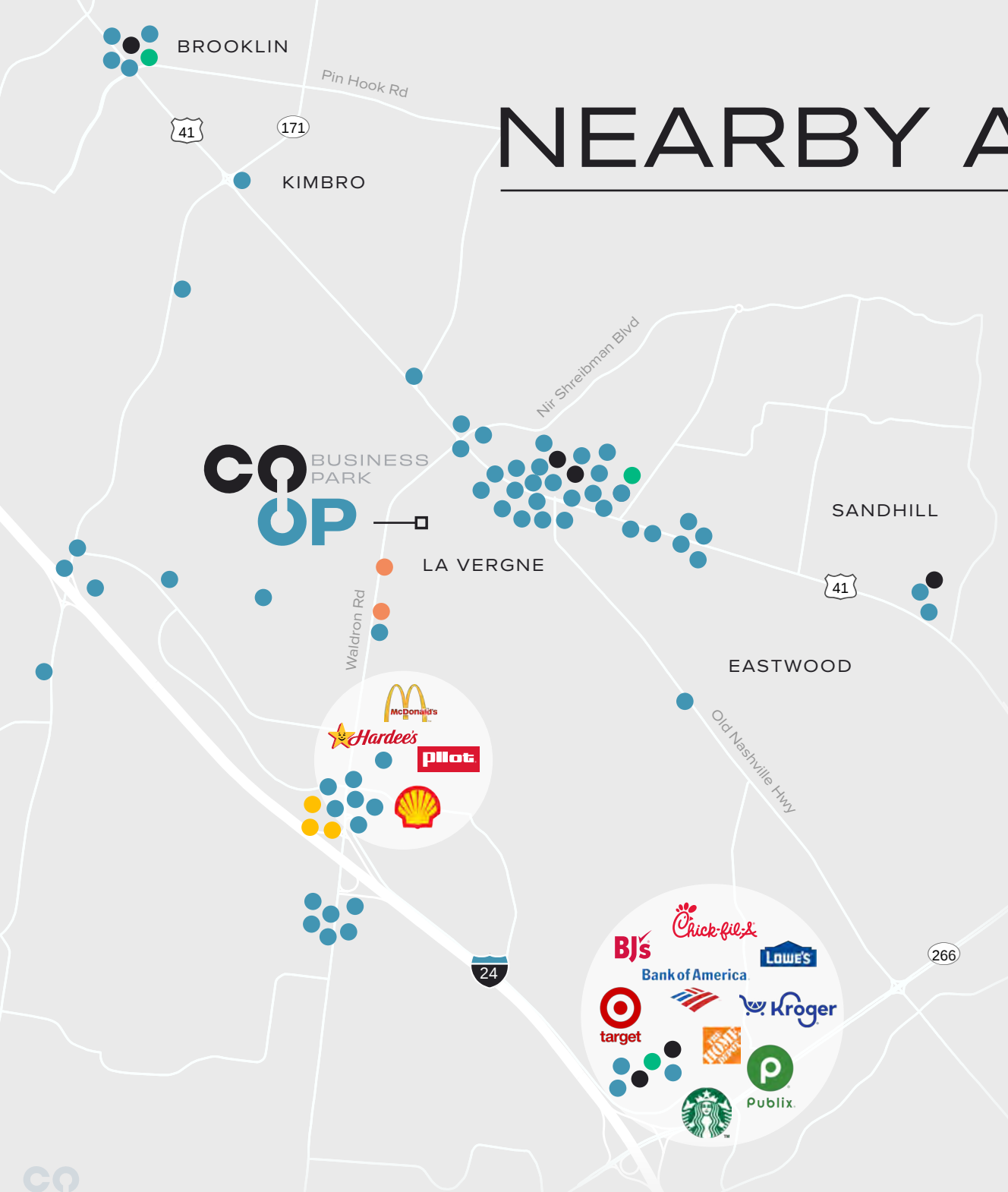
\$88,281

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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