

Speculative Building VI

Kentucky Transpark

About the Kentucky Transpark

The Kentucky Transpark has 500+/- acres available (900+/- acres total) of industrial land located on U.S. 31-W and Highway 68/80.

- Can accommodate heavy and light industrial manufacturing operations
- Immediate access to I-65 via connector road, currently under construction
- Top-quality education and training center on-site
- Received state and national recognition for excellence in economic development efforts and environmental protection
- 1 million gallon elevated water tank to directly serve the park
- New 40MW electric substation expandable to 80MW

Speculative Building VI will be a pre-engineered steel structure with insulated panels situated on 17+/- acres. The building will meet the American Institute of Steel Construction Standards and yield maximum energy efficiency.

Features

- **Floor area:** 108,000 SF with a pre-approved expansion area of 216,000 SF; expandable up to 432,000 SF with additional Detailed Development Plan approval
- **Dimensions:** 300' x 360'
- **Eave height:** 38'
- **Roof:** 24-gauge standing seam metal roof, 8" vinyl faced batt insulated
- **Floor:** 4" dense grade aggregate; 8" concrete floor capable
- **Walls:** 24-gauge insulated sandwich panels and 8' block wainscot
- **Foundation:** Reinforced concrete
- **Columns:** Two rows with 40' x 100' spacing
- **Docks:** One drive-in door and two dock doors installed; expandable



About South Central Kentucky

- The population in the South Central Kentucky region is more than 290,000; within a 60 minute drive, that number increases to over 2 million residents
- Bowling Green is the **third largest city** in Kentucky with an available labor force of more than 137,000 in the region
- Home to the No. 1 high school in America three years in a row
- **Western Kentucky University**
 - Student enrollment of more than 20,000
 - Offers degrees in advanced manufacturing, quality systems and manufacturing technology
 - ABET-accredited engineering programs in mechanical, electrical and civil engineering
- **Southcentral Kentucky Community & Technical College**
 - Offers engineering and machine tool technology programs along with courses in industrial maintenance, utilizing advanced manufacturing equipment in the classroom
 - Ranked fourth in the nation for total credentials awarded
 - No. 1 in Kentucky for community college degree completion and ranked in the top 6 percent nationally
 - Serves more than 6,000 members of the workforce and 600 businesses annually



Geographic Information

- **Highway access:** 0.5 miles from U.S. 31-W
- **Interstate access:** <1 mile access via connector road (currently under construction); 4.3 miles from Interstate 65
- **International airports:** 70 miles to Nashville International Airport (BNA); 100 miles to Louisville International Airport (SDF)
- **Ports:** 70 miles to Port of Nashville; 80 miles to Owensboro Riverport

For more
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Utilities

- **Electrical:** Installed to property line (Warren Rural Electric Cooperative Corporation and Tennessee Valley Authority)
- **Water and sewer:** Installed to property line (Warren County Water District). A one million gallon elevated storage tank is located in the Transpark
- **Gas:** Installed to property line (Atmos Energy Corporation)
- **Fiber-optic communication:** Available to site (AT&T and Bowling Green Municipal Utilities)