



FOR SALE OR LEASE

DOMINION VI

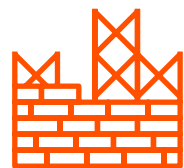
210,000 SF Warehouse | New Construction | Expandable

1309 PRODUCTION AVENUE, BOWLING GREEN, KY 42101

FOUNDRY
COMMERCIAL

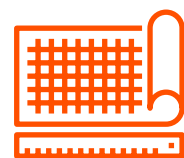
INVESTMENT
ADVISORY
GROUP

NAI Fortis Group



NEWLY CONSTRUCTED

Delivered 2023



EXPANSION POTENTIAL

Expansion Opportunity up to 300,000 SF



LOCATED IN KENTUCKY TRANSPARK

A 4,000 AC modern, state-of-the-art business park



PROXIMITY TO INTERSTATE

Less than 3.5 miles to I-65



ACCESS TO SKILLED LABOR FORCE

"Work Ready" certified county



THE OPPORTUNITY

Foundry Commercial has been retained as the Exclusive Agent in the sale of 1309 Production Avenue, a 210,000 SF newly constructed warehouse in Bowling Green, KY (the "Property"), in the Kentucky Transpark.

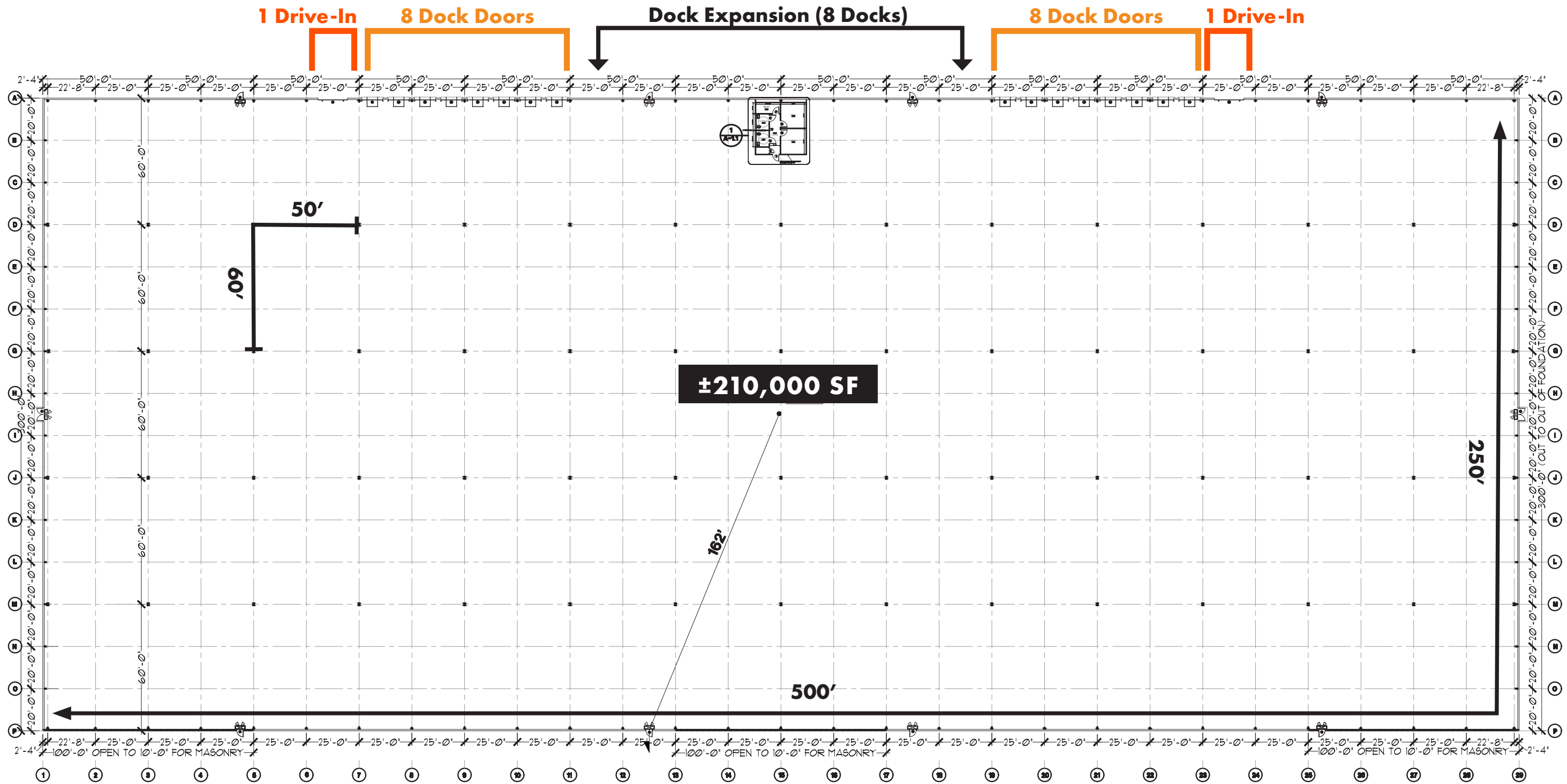
The Property was recently constructed and has expansion potential up to a total of 300,000 SF or excess land for trailer storage or outside storage. Situated on approximately 21.55 AC in the Kentucky Transpark, the facility is suitable for warehousing, distribution, or manufacturing. The building is ideal for a single tenant layout, and additional dock doors can be added to the building.

Bowling Green, KY and the Kentucky Transpark are roughly equal distance from Louisville, KY and Nashville, TN along I-65, one of the busiest industrial corridors in the country. The Property is located approximately 3.5 miles from I-65 on a directly connected, divided highway with a dedicated interstate interchange. South Central Kentucky is known as the nation's leading producer of electric vehicles and auto manufacturing with access to a strong, skilled labor pool.

PROPERTY OVERVIEW

Address	1309 Production Avenue, Bowling Green, KY 42101
County	Warren
Zoning	I-2 Heavy Industrial
Parcel #	061A-69-021
Site Area	±21.55 AC
Total RSF	±210,000 SF
% Leased	0%
Year Built	2023
Dock & Drive-In Doors	16 docks (10' x 10') Dock Shelters and Dock Levelers, 25K lbs. capacity, 2 drive-in doors (14' x 16'); Room for additional 8 dock doors
Column Spacing	50' x 60'
Eave Height	30'
Clear Height	27'
Center Height	33'
Power	800 amps; upgradeable
Sprinklers	Wet .45/2000 GPM/SF - can be upgraded to ESFR
Services	Electric, Water, Sewer, Fiber Internet Connection
Slab	7' reinforced concrete

FLOOR PLAN



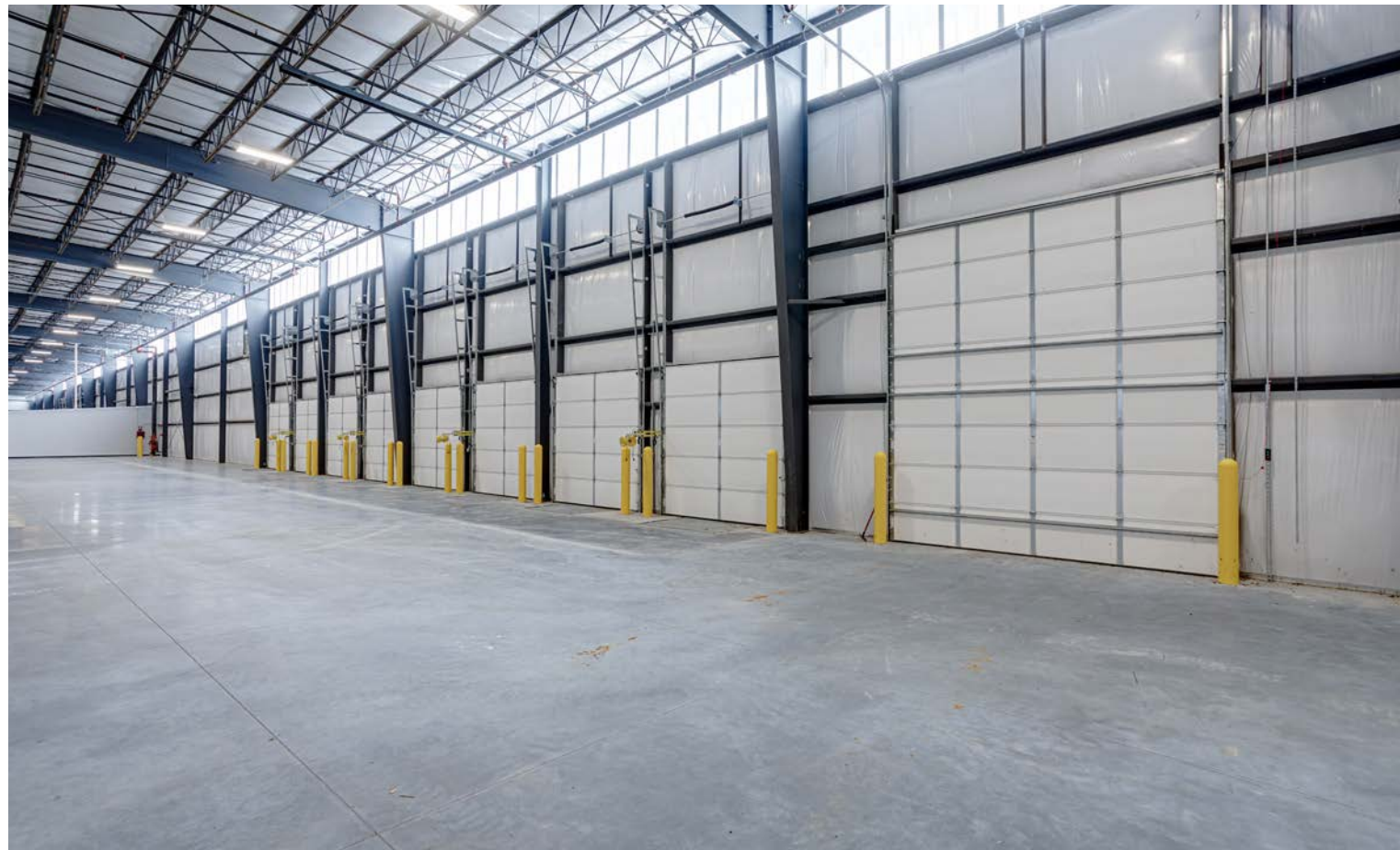
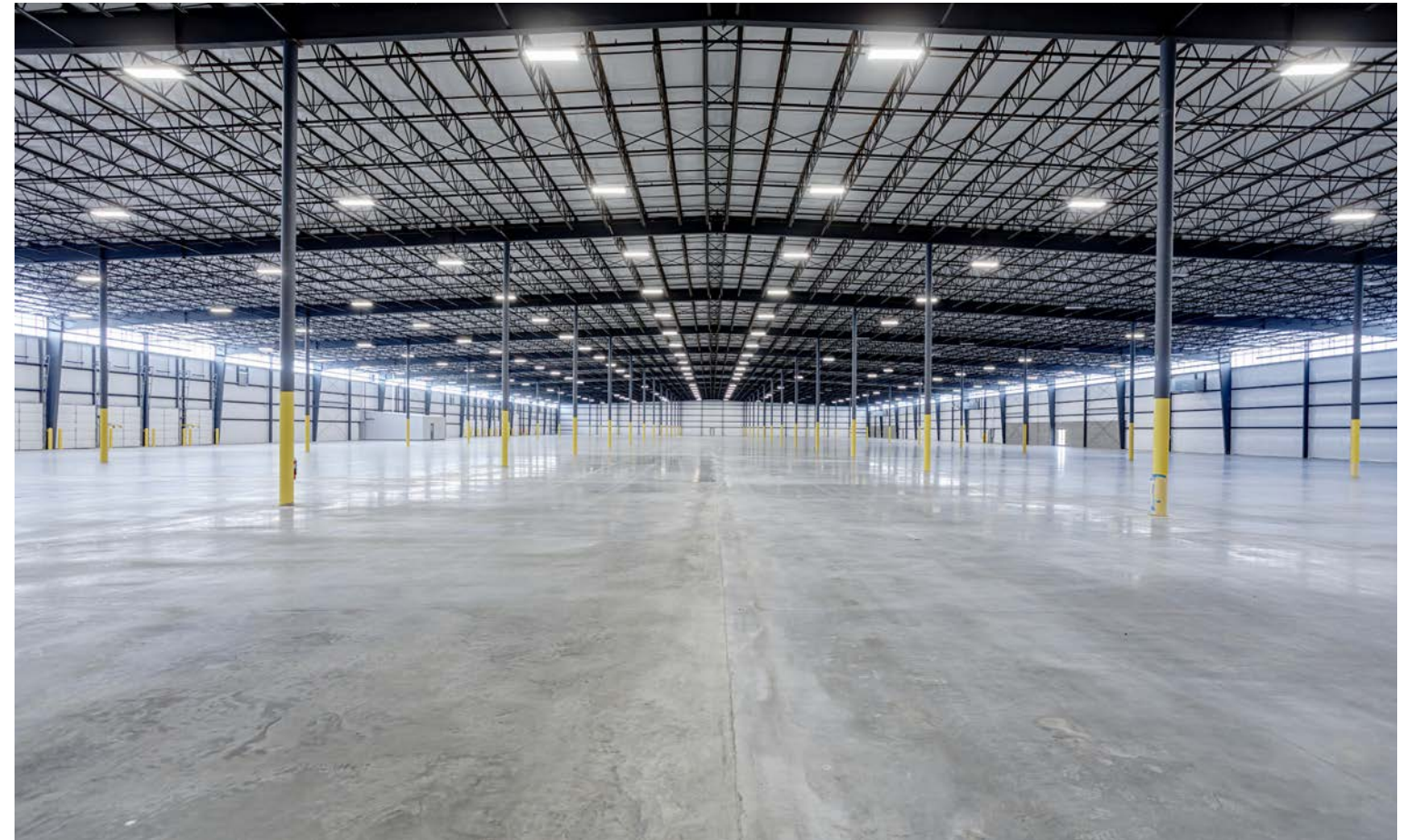
KENTUCKY TRANSPARK SURROUNDING USERS

- 1. Fruehauf Inc.
- 2. ALPLA
- 3. Nove Steel
- 4. **Dollar General Fresh Distribution Center**
- 5. American Howa
- 6. Android Industries
- 7. Constellium
- 8. Pan-Oston
- 9. **Stryker Logistics**
- 10. Cannon Automotive Solutions
- 11. Worthington Industries
- 12. Harbor Steel & Supply Chain Corporation
- 13. Southern Coil Solutions
- 14. Crown Cork & Seal
- 15. **Tyson (\$355M facility opened January 2024)**
- 16. Ball Corporation
- 17. O-I Glass Inc
- 18. Bilstein Group
- 19. Crown Verity
- 20. Kight Millwork & Components
- 21. Magna Company
- 22. **Old Dominion Freight Line**
- 23. Precision Strip, Inc.
- 24. AEP Industries + Berry Global
- 25. BIH Express, Inc.
- 26. **GM Assembly**
- 27. Quanex
- 28. Bluegrass Supply Chain
- 29. Pan-Oston
- 30. Essity
- 31. Bluegrass Supply Chain
- 32. **Fedex Freight**

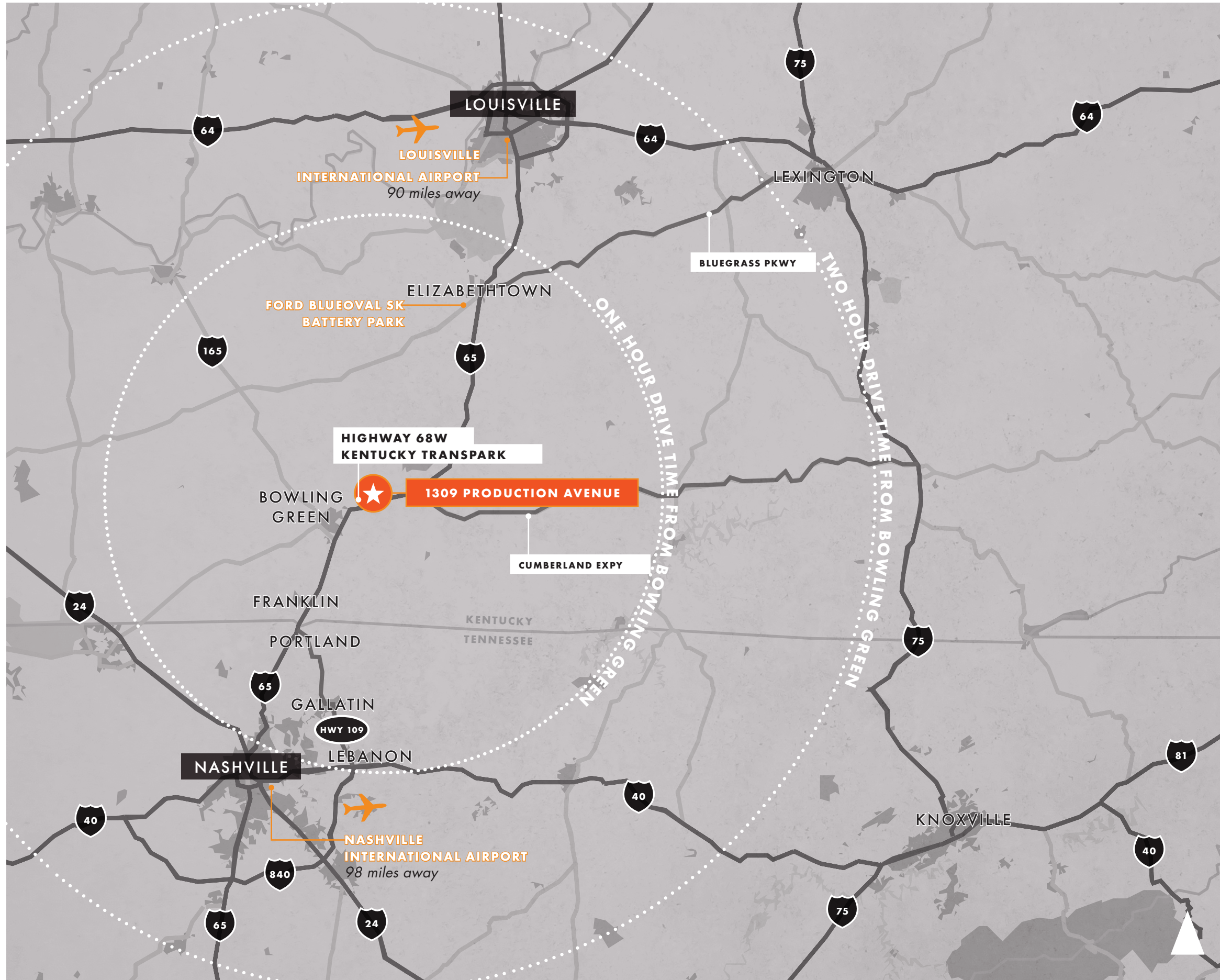




Trailers shown are being parked under a temporary license agreement - property is fully available.







LOCATION OVERVIEW

BOWLING GREEN, KY

Bowling Green is located in South Central Kentucky, a strategic location for any industrial business being **within a day's drive of 60% of the nation's population**. South Central Kentucky includes several interstates and major highways, major rail networks, barge traffic on the Ohio and Mississippi Rivers, three major airports and dozens of regional airports, and is within 90 minutes to UPS Worldport in Louisville, the largest fully automated package-handling facility in the world.

- **60% OF THE U.S. IS WITHIN ONE DAY'S DRIVE**
- **630,000 WITHIN A 45-MIN DRIVE**
- **LESS THAN 10 MILES TO DOWNTOWN BOWLING GREEN, KY**
- **55 MILES TO FORD BLUEOVAL SK BATTERY PARK**
- **60 MILES TO NASHVILLE, TN**
- **100 MILES TO LOUISVILLE, KY**
- **LESS THAN 100 MILES TO 3 PORTS; OWENSBORO RIVERPORT, PORT OF LOUISVILLE, AND PORT OF NASHVILLE**

Source: Bowling Green KY Chamber of Commerce

REVVING UP THE WORKFORCE

ACCESS TO A SKILLED LABOR POOL

A highly skilled and available workforce is the engine that drives Kentucky's economy. An abundance of engineering degree programs are available at Kentucky's colleges and universities, including specialized chemical, electrical, industrial, mechanical and materials engineering bachelor's and master's programs, as well as an engineering physics bachelor's program.

In addition, the Kentucky Community and Technical College System (KCTCS) offers a variety of manufacturing-specific academic programs that combine classroom instruction with practical experience.

TALENT AND EDUCATION

Western Kentucky University (WKU) and Southcentral Kentucky Community and Technical College (SKYCTC) are South Central Kentucky's largest providers of public, postsecondary education.

WKU • Offers certificate programs in Manufacturing & Logistics, Manufacturing Processing & Technology, and Six Sigma & Quality



• Motorsports education initiative from the Bowling Green Area Chamber of Commerce which introduces critical STEM concepts in a practical setting that will help develop a highly-skilled talent pipeline



• #1 community college for degree completion in Kentucky
• Glasgow Technology Campus offers Industrial Maintenance Technology program is 5 miles from subject property

- 41 Postsecondary Facilities within 60 miles
- 37 average age in South Central Kentucky
- 18% lower average wage compared to national average

WARREN COUNTY A WORK READY COMMUNITY

Kentucky has the most rigorous workforce certification program in the nation. The Work Ready certification is an assurance to business and industry that the Kentucky community is committed to providing the highly skilled workforce required in today's competitive global economy. Warren County has been certified as a Work Ready Community, which county administrators see as a label that will foster interest in the county among companies considering locating there.

Source: Kentucky Education & Workforce Development Cabinet; Bowling Green Daily News; www.ThinkKentucky.com; Bowling Green KY Chamber of Commerce



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1309 PRODUCTION AVENUE, BOWLING GREEN, KY 42101



The information on 1309 Production Avenue, Bowling Green, KY ("Property") provided by Foundry Commercial, LLC may be used only by parties approved by Foundry Commercial, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Foundry Commercial, LLC immediately upon request of Foundry Commercial, LLC or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.