



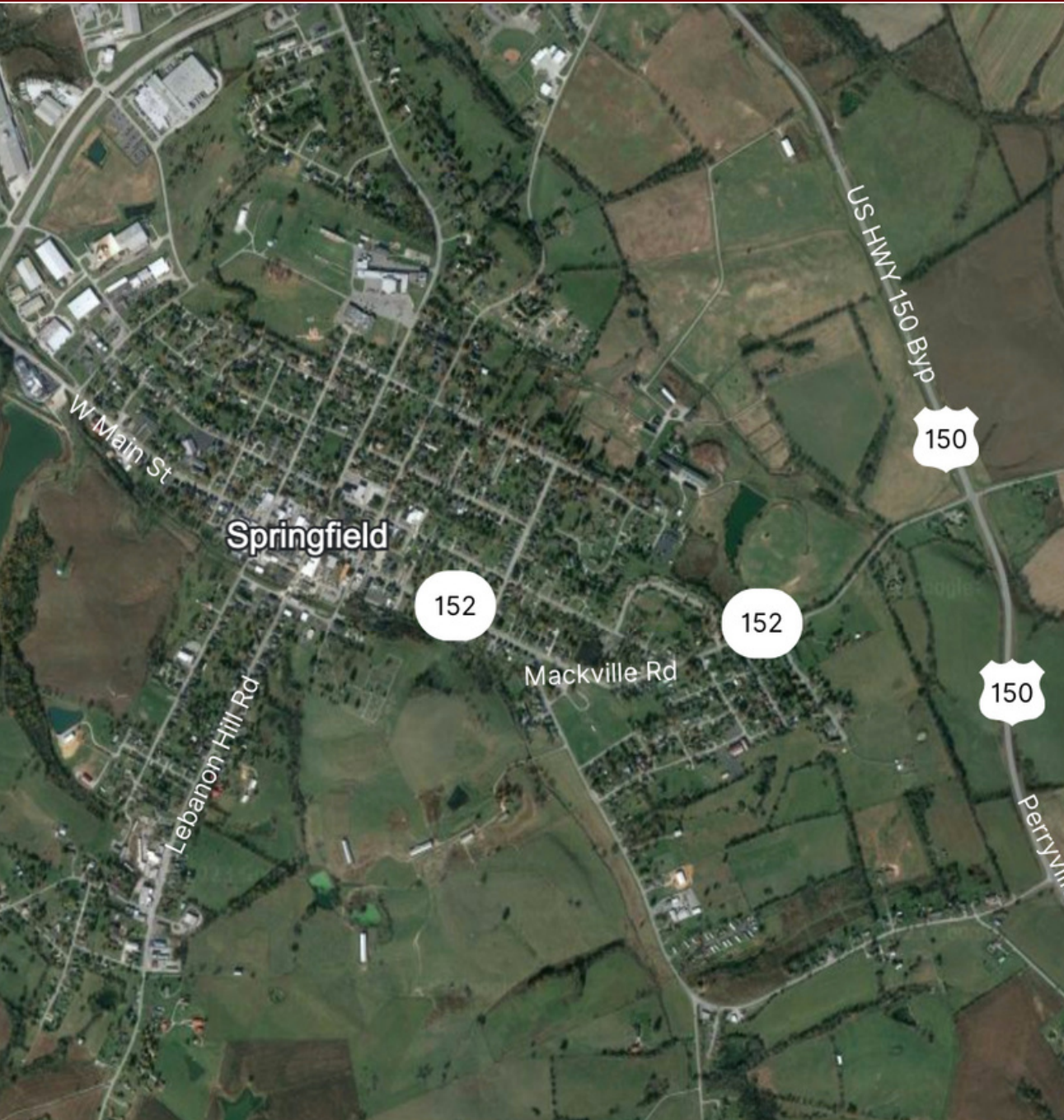
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



OVERVIEW

-Tap into the growing bourbon tourism market with this fully approved commercial development in one of the most anticipated landmarks on the Kentucky Bourbon Trail.

-The property is being delivered fully entitled and approved for multiple commercial and industrial uses necessary for distillation, bottling, and storage. Additionally, the property has been approved for general warehouse storage.

The city of Springfield, KY is eager and on its way to becoming a booming destination on the Kentucky Bourbon Trail. This is one of very few properties in the state that has the available zoning/entitlements for a distillery and one of even fewer approved for bourbon storage.

PROPERTY DETAILS

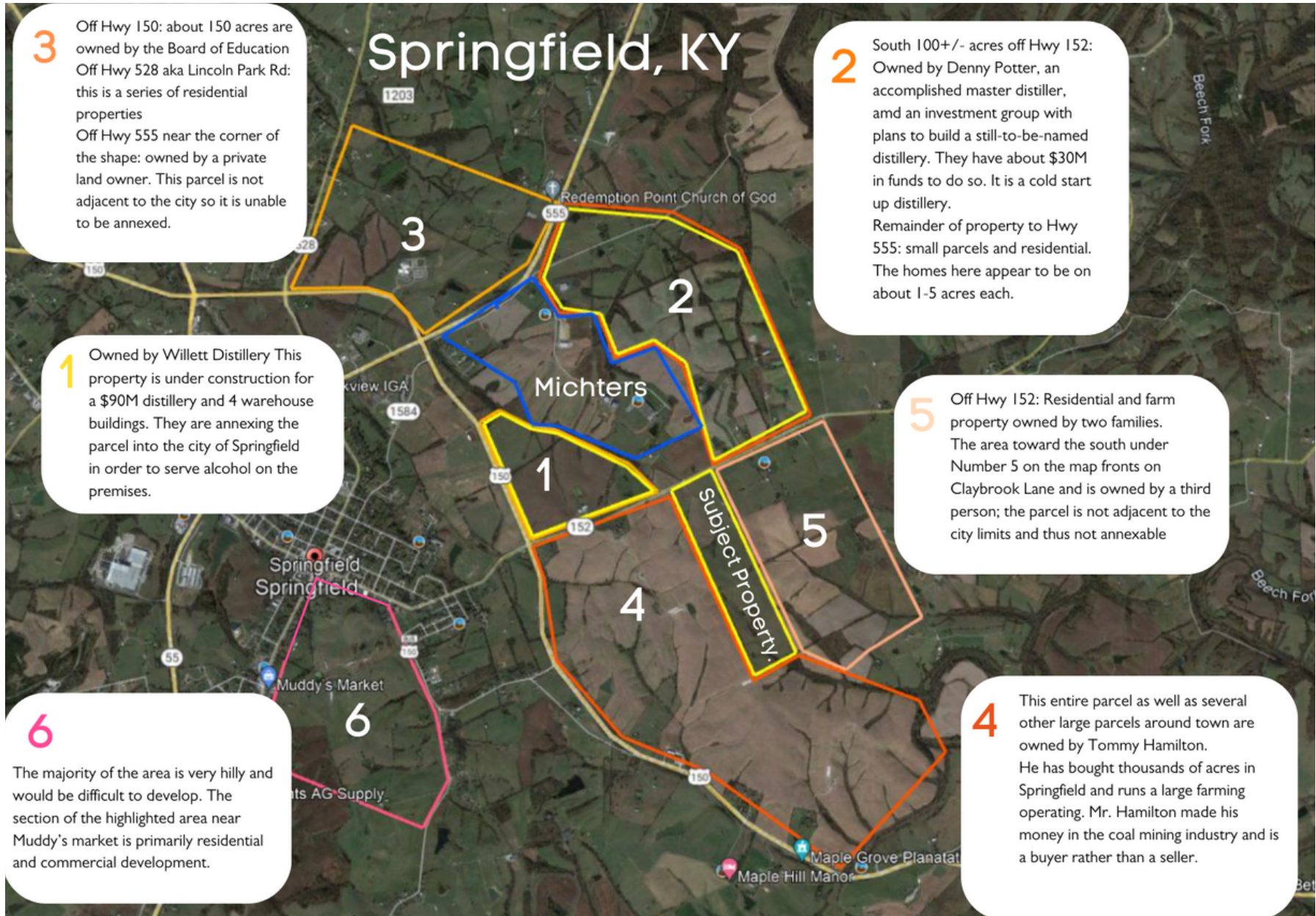
Address: Springfield, KY

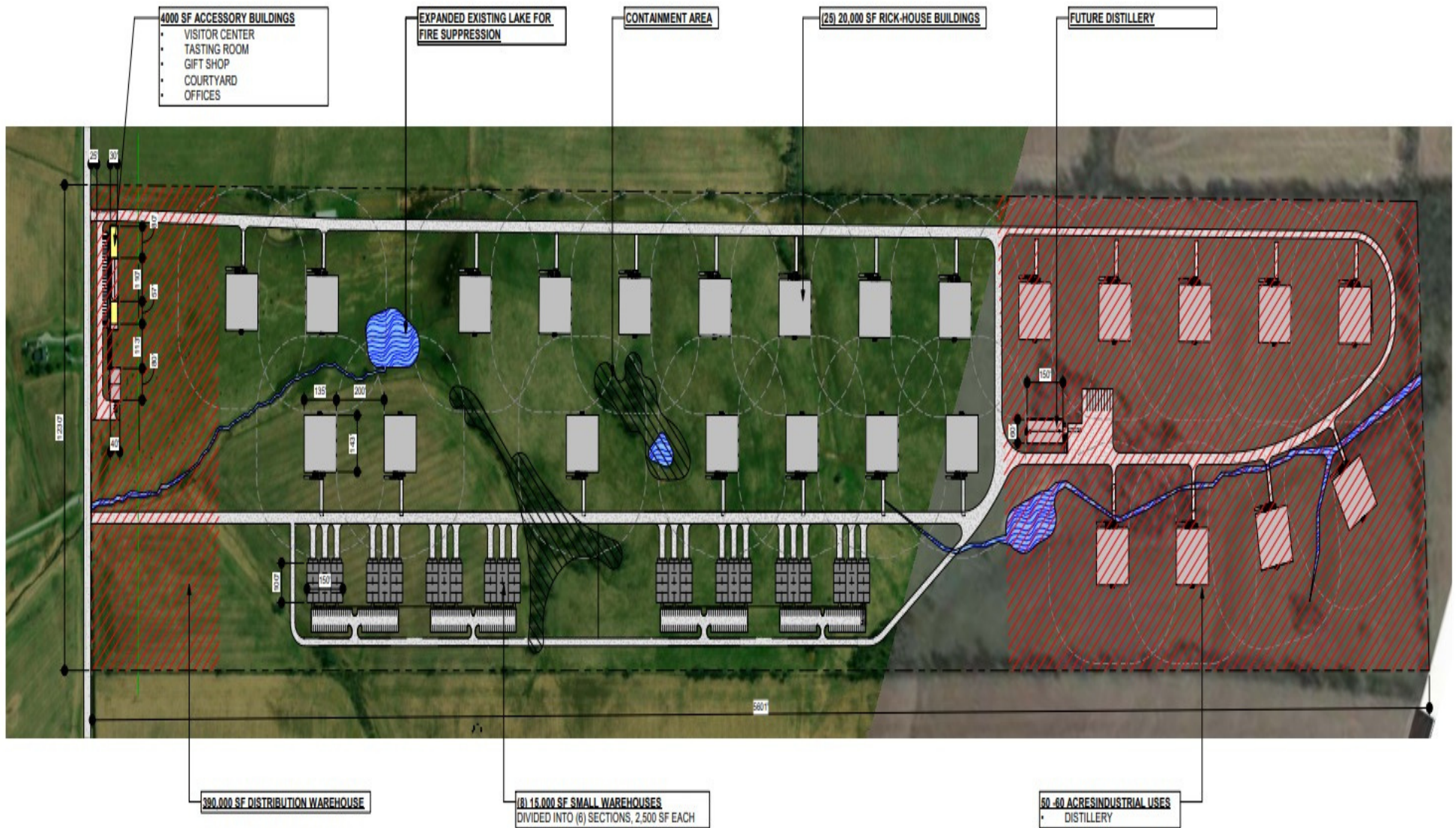
Price: Subject to Offer

Land Size: ±163 Acres

Zoning: 3 Separate Zones Industrial & Commercial (Please see Page 7)

SURROUNDING DEVELOPMENT AND LAND DETAILS





OPTION WITH 390,000 SF DISTRIBUTION WAREHOUSE (25) 20,000 SF WAREHOUSE BUILDINGS AND (48) 2,500 SF SECTIONS OF SMALL WAREHOUSES

FOR ILLUSTRATIVE PURPOSES ONLY

4000 SF ADMINISTRATIVE COMPLEX

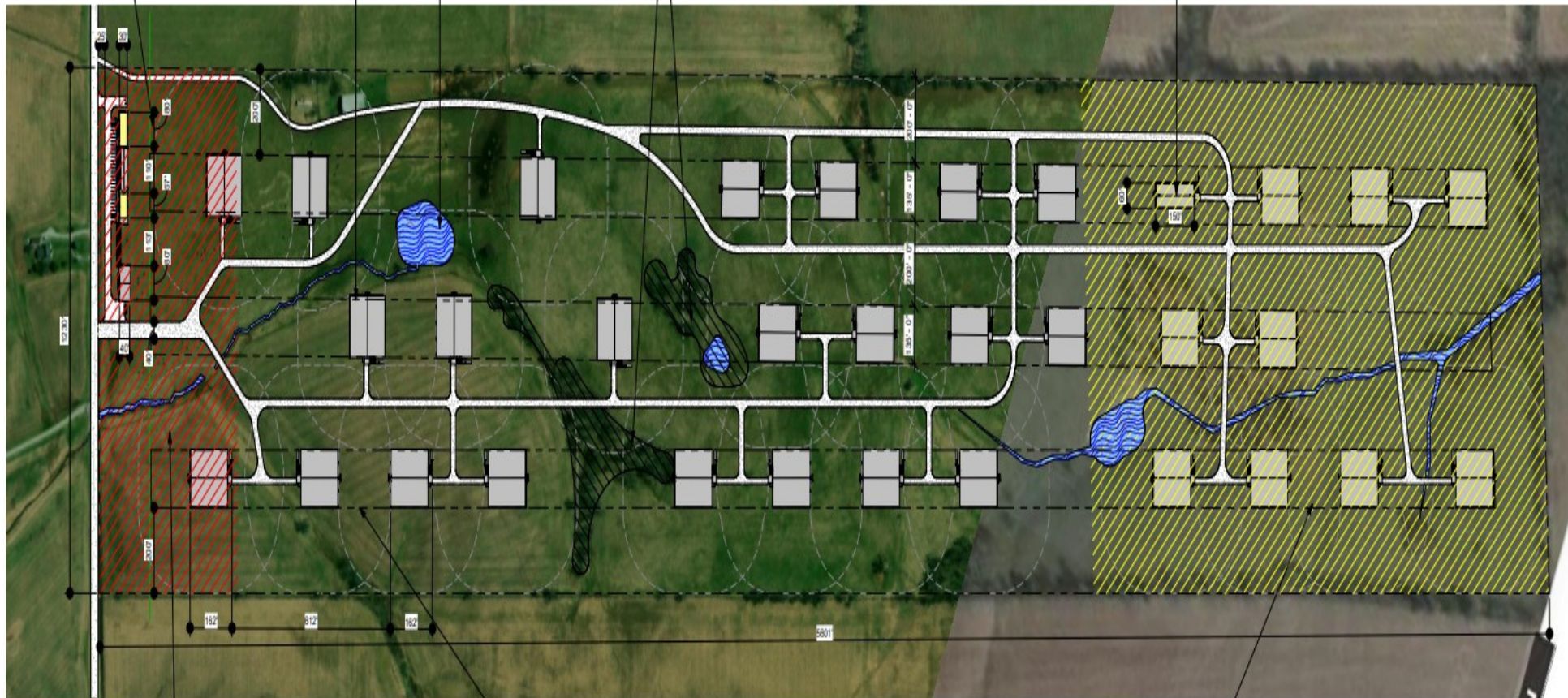
- VISITOR CENTER
- TASTING ROOM
- GIFT SHOP
- COURTYARD
- OFFICES

(18) 20,000 SF WAREHOUSE BUILDINGS

EXPANDED EXISTING LAKE FOR FIRE SUPPRESSION

CONTAINMENT AREA

FUTURE DISTILLERY



15 ACRES INDUSTRIAL AND RETAIL USES

- SPIRITS TASTING AND SALES
- FUTURE BOTTLING FACILITY

90 ACRES INDUSTRIAL USES

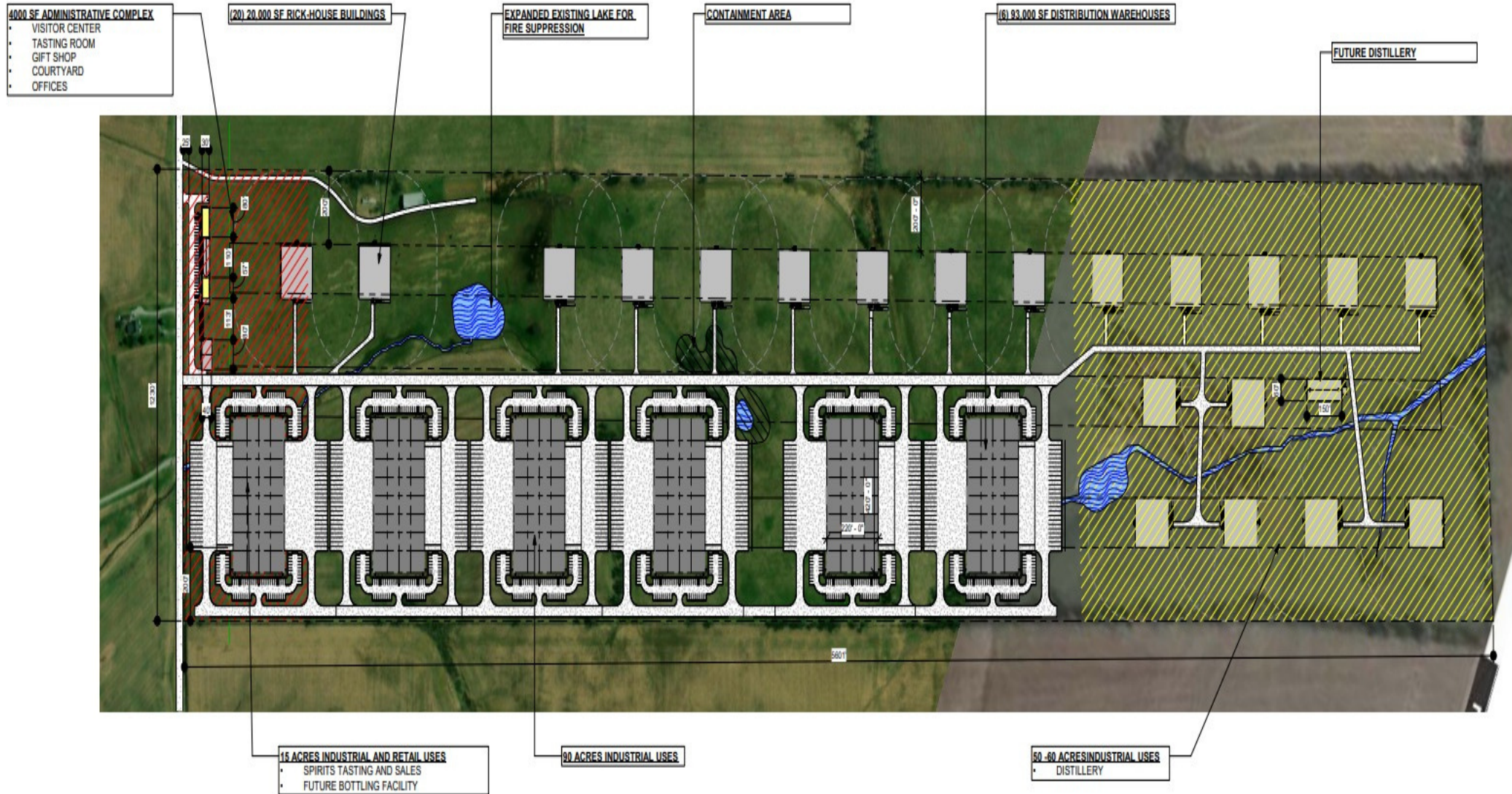
- SPIRITS MATURATION WAREHOUSES

50-60 ACRES INDUSTRIAL USES

- DISTILLERY

OPTION WITH (18) 20,000 SF WAREHOUSE BUILDINGS

FOR ILLUSTRATIVE PURPOSES ONLY



OPTION WITH (20) 20,000 SF WAREHOUSE BUILDINGS AND (6) 93,000 SF DISTRIBUTION WAREHOUSES

FOR ILLUSTRATIVE PURPOSES ONLY

THE PARCEL IS SEPARATED BY 3 SEPARATE ZONING CLASSIFICATIONS

- The “Front” section, which fronts Mackville Road, is approximately 15 acres. This parcel will be zoned for commercial and industrial uses and can be used as a visitors center, tasting room, gift shop, venue, and office space for site employees.
- The “Mid” section of the property, approximately 90 acres, will be zoned for industrial warehouse and rick house storage.
- The “Back” section of the parcel, approximately 50 acres, will be approved as a distillery with additional storage for the distillation company.





SPRINGFIELD, KY

Springfield, KY, located in Washington County, KY, has historically been a flyover on the bourbon trail. The most notable reason for this is due to the fact that Washington County is a dry county in the state of Kentucky. This means that on county land, the sale and consumption of alcohol is prohibited. However, in an effort to become a notable landmark on the Bourbon Trail, the city of Springfield voted to override the county dry policy and has begun significant development toward establishing itself in the world of bourbon tourism.



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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property (“Proposal”). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder’s consent and board, regulatory or other approvals.

Exclusively Presented By: SVR Commercial, LLC
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