

**SUBLEASE
OPPORTUNITY**

**302,295 SF
INDUSTRIAL
WAREHOUSE**

**225
MITCH
MCCONNELL
WAY**

BOWLING GREEN, KY 42101





302,295
TOTAL SF

11
DOCK DOORS

3
DRIVE-IN DOORS

36'-40'
CLEAR HEIGHT

50' x 100'
COLUMN SPACING

HIGHLIGHTS

Access a deep labor pool fueled by Western Kentucky University and regional training programs

Excellent access to Interstate 65 for efficient transportation and logistics

Business-friendly costs with lowest operational costs in the region

Join the diverse mix of established industries including General Motors-Corvette, Henkel, Fruit of the Loom, Holley, International Paper, Ecolab, Kobe Aluminum and more

Strategic market reach with nearly 40 million people living within a 300 miles radius

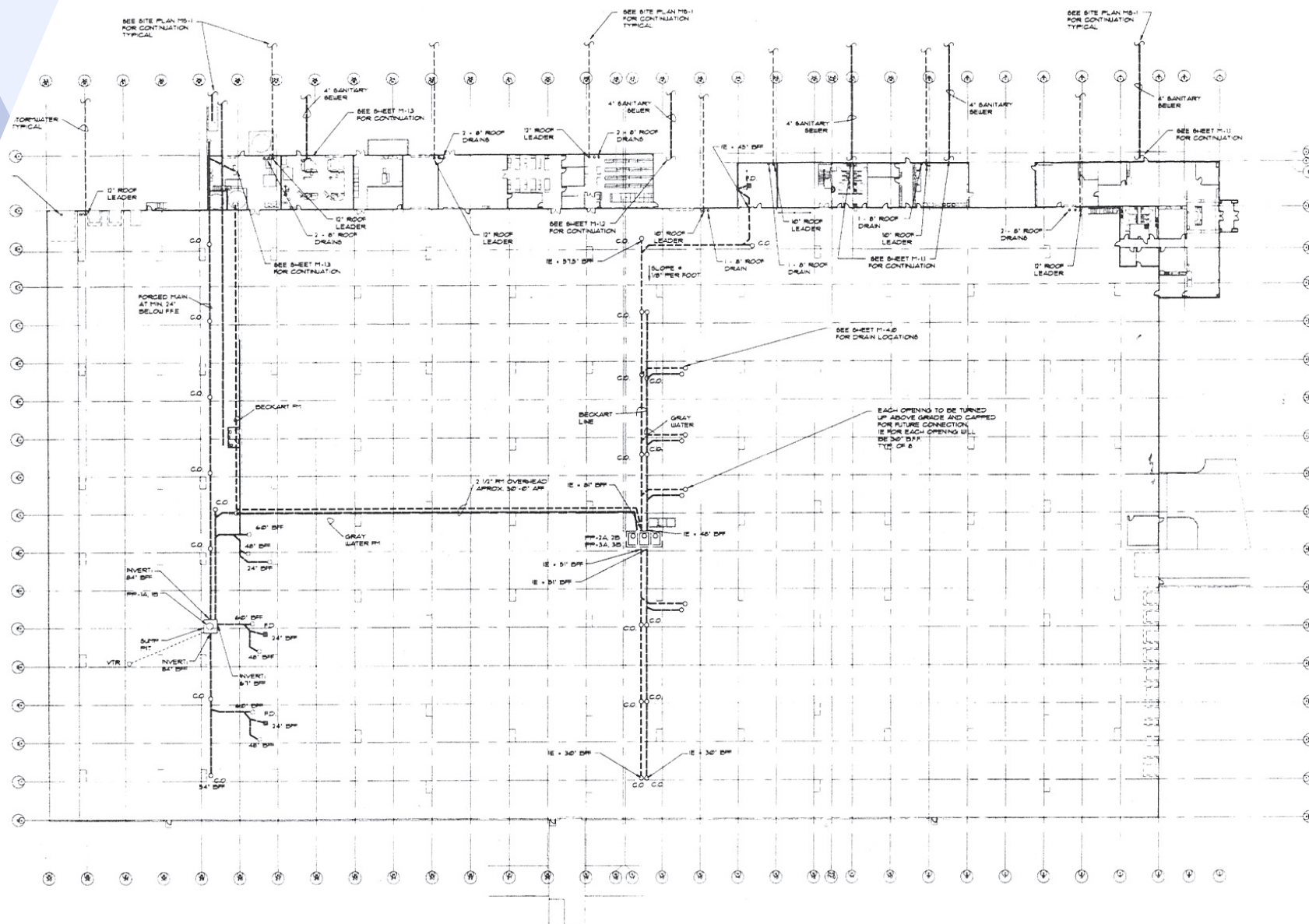
On-site rail access with interior connectivity for flexible, cost-effective freight solutions

SUBLEASE EXPIRES APRIL 27, 2032

225
MITCH
MCCONNELL
WAY

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SITE PLAN



LOCATION

LOCATION	DISTANCE	DRIVE TIME
Louisville, KY	122 miles	1 hr, 52 mins
Evansville, IN	112 miles	1 hr, 45 mins
Lexington, KY	161 miles	2 hrs, 30 mins
Nashville, TN	65 miles	60 mins

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MCCONNELL WAY

INDUSTRIAL
NEIGHBORS

225
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MCCONNELL
WAY



Bowling Green: A Thriving Hub for Industry and Innovation

Bowling Green is one of the fastest-growing manufacturing hubs in the Southeast—strategically positioned, cost-effective, and rich in industrial heritage. If you're looking to grow or relocate your manufacturing operation, Bowling Green delivers the infrastructure, workforce, and business climate to power long-term success.

Situated along Interstate 65, Bowling Green provides seamless north-south access between Nashville and Louisville. With over 60% of the U.S. population reachable within a day's drive, it's a natural logistics and distribution powerhouse. On-site rail access and proximity to multiple airports further enhance multimodal transportation capabilities.

Home to major manufacturers like General Motors (Corvette Assembly Plant), Holley, Henkel, Georgia-Pacific, and Fruit of the Loom, Bowling Green has a deep-rooted industrial base with decades of expertise in automotive, metals, food processing, and consumer goods.

BOWLING GREEN DEMOGRAPHICS

77,651
POPULATION

30,591
HOUSEHOLDS

\$73,990
AVERAGE HH
INCOME

108,245
DAYTIME
POPULATION

82,457
POPULATION
GROWTH (5YR)

#2 City for US Manufacturing
(Global Trade Magazine, 2021)

11 Consecutive Years as a Top 6
Tier Two Metro *(2013-Present)*

15 Top 15 of the South's Cities on the Rise
(Southern Living, 2022)





6 Associate Degree Programs
69 Certificate Programs
48 Master's Degree Programs
2 Specialist Degree Programs
4 Doctoral Degree Programs

94 Academic Majors as well as 75 academic minors available

Western Kentucky University (WKU) is a key regional asset, especially when it comes to industrial or manufacturing development in Bowling Green. With over 16,000 students enrolled across undergraduate and graduate programs, WKU is a powerful talent engine for South-Central Kentucky.

- WKU's School of Engineering and Applied Sciences offers degrees in mechanical, electrical, civil, and manufacturing engineering - directly aligning with regional industrial needs.
- Computer Science and Cybersecurity programs focused on emerging tech trends, automation, and secure industrial systems
- WKU's Gordon Ford College of Business has nationally recognized programs in supply chain management, logistics, accounting, and operations - ideal for supporting manufacturing back-office and strategic planning roles
- WKU collaborates with local companies on research and training through initiatives like the Innovative Manufacturing Center, providing access to equipment, expertise, and co-op students
- Many WKU students participate in hands-on learning with local manufacturers and logistics firms - building a steady stream of skilled workers familiar with real-world operations



225

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