

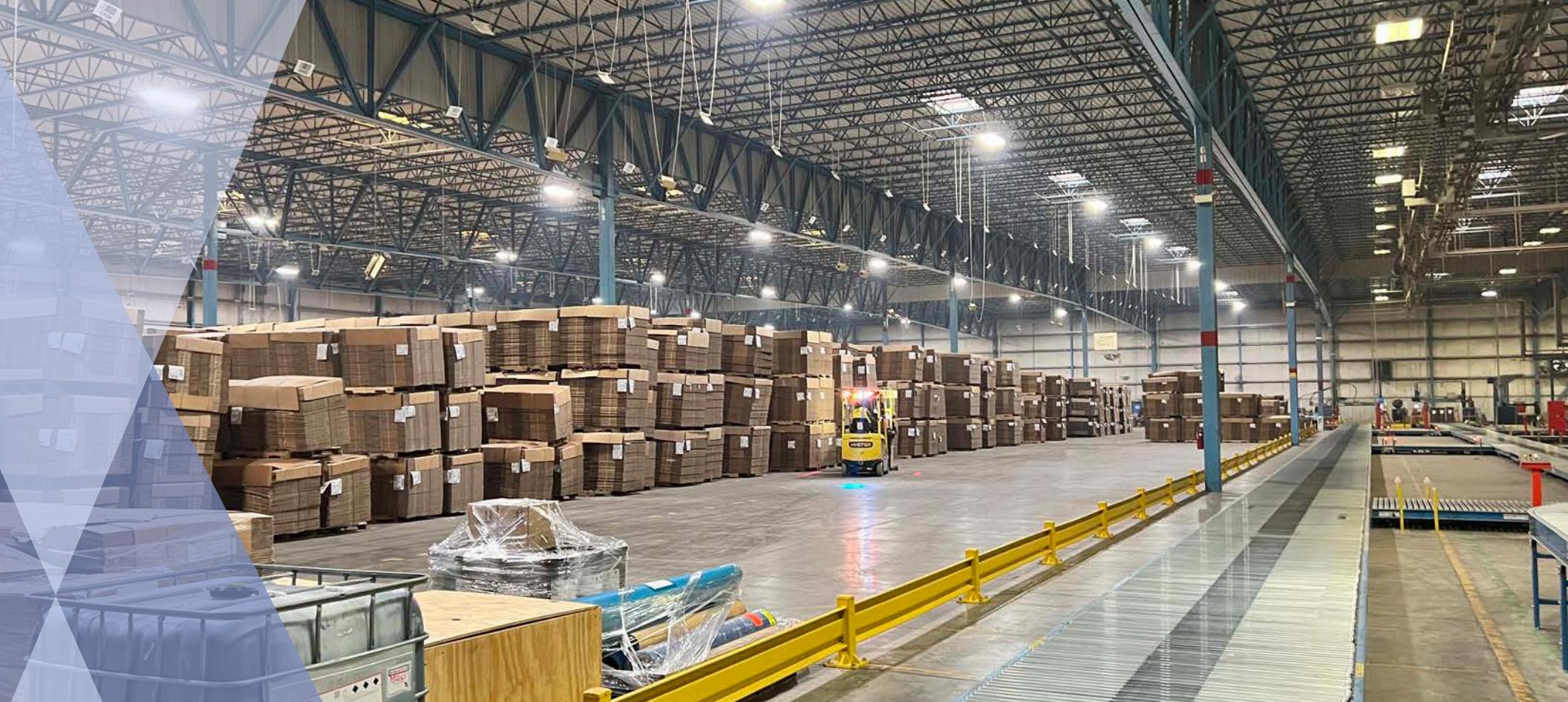
**SUBLEASE
OPPORTUNITY**
**302,295 SF
INDUSTRIAL
WAREHOUSE**

225
MITCH
MCCONNELL
WAY

BOWLING GREEN, KY 42101

Colliers





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

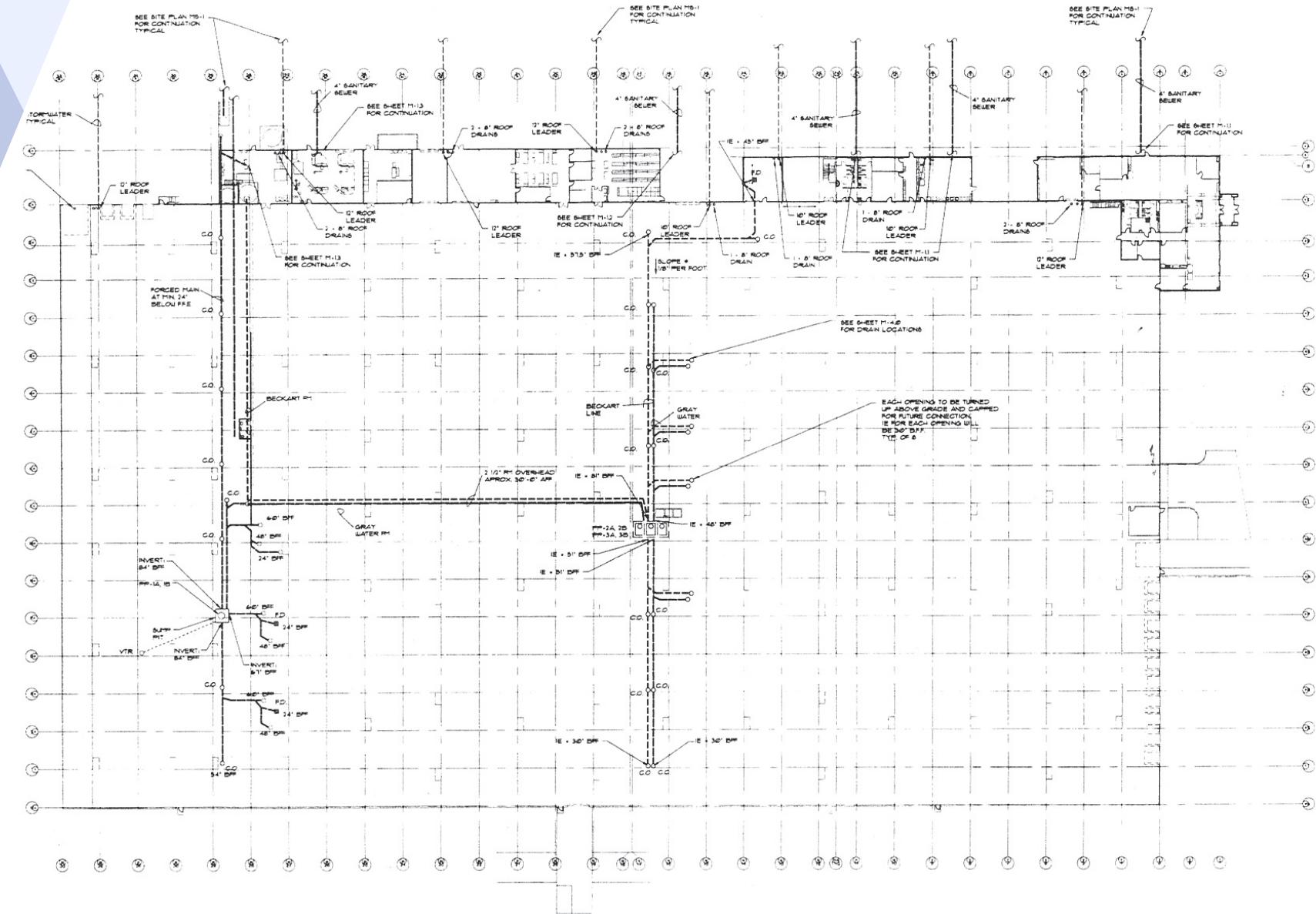
SUBLEASE EXPIRES APRIL 27, 2032

225
MITCH
MCCONNELL
WAY

225

MITCH MCCONNELL WAY

SITE PLAN

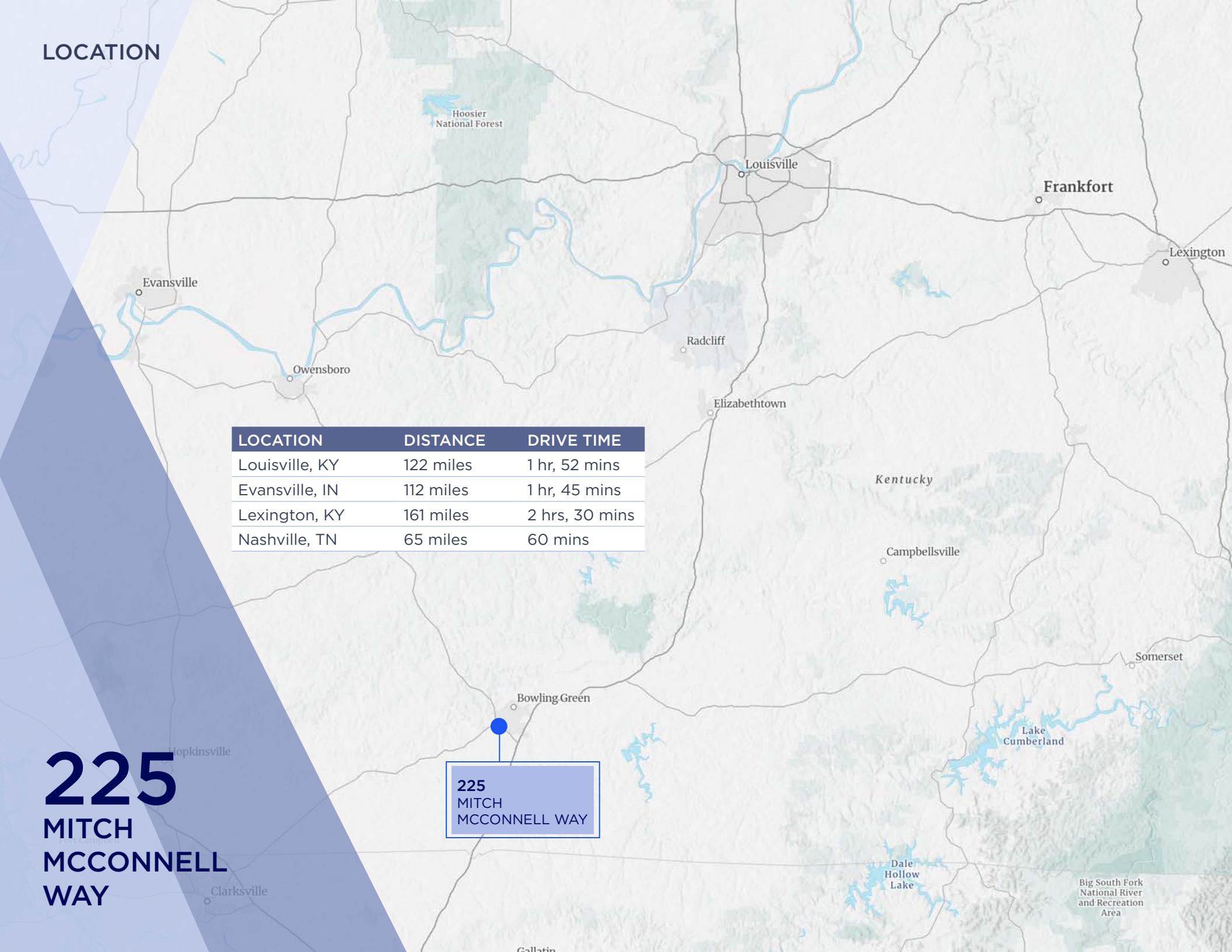


LOCATION

225
MITCH
MCCONNELL
WAY

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

225
MITCH
MCCONNELL WAY



INDUSTRIAL NEIGHBORS

225
MITCH
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



WKU

225

MITCH
MCCONNELL
WAY

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