

2001 Pleasant Valley Rd.

OWENSBORO, KY



INDUSTRIAL LAND OPPORTUNITY IN OWENSBORO'S PRIMARY FREIGHT CORRIDOR

2001 Pleasant Valley Rd is a strategic industrial land position along the US 60 / Wendell H. Ford Expressway corridor—built for users who need fast regional connectivity and a clean path to development. The site sits in Owensboro's strongest growth area for logistics and commercial expansion, offering a compelling location for warehouse, last-mile distribution, light manufacturing, and cold storage concepts.

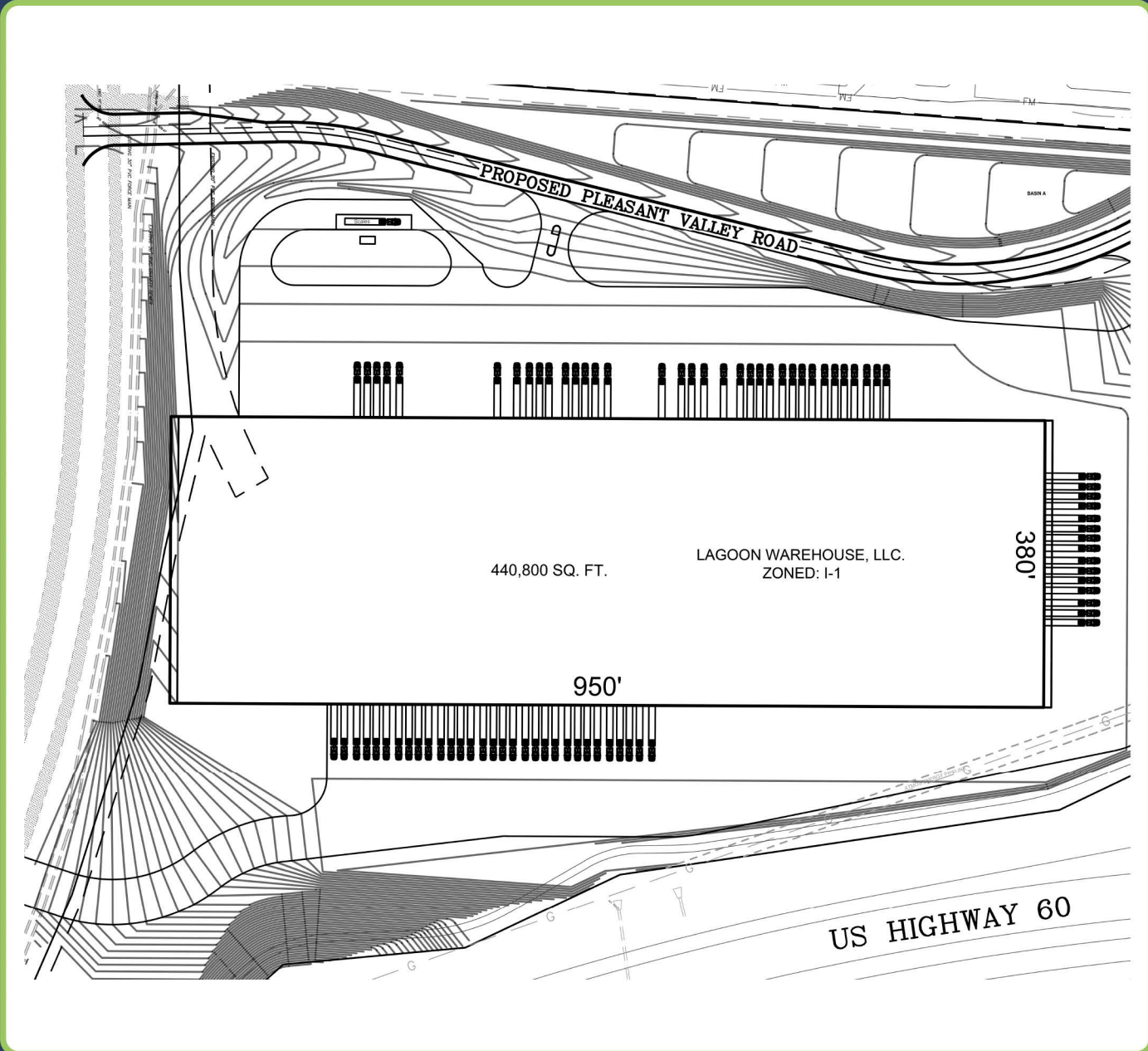
With efficient access to I-165 and the Audubon Parkway, the property supports north/south and east/west movement across Kentucky and the Ohio River Valley. Nearby workforce and freight generators—including major manufacturing investment in Owensboro—reinforce long-term demand for industrial services and distribution capacity in this corridor.

- Industrial land in a proven growth corridor near US 60 / Wendell H. Ford Expressway
- Ideal for warehouse, last-mile distribution, trucking/logistics, cold storage, light manufacturing
- Strong regional access via I-165 and Audubon Parkway connections
- Flexible site planning potential for building + yard requirements
- Available For Sale or Ground Lease (pricing and terms upon request)



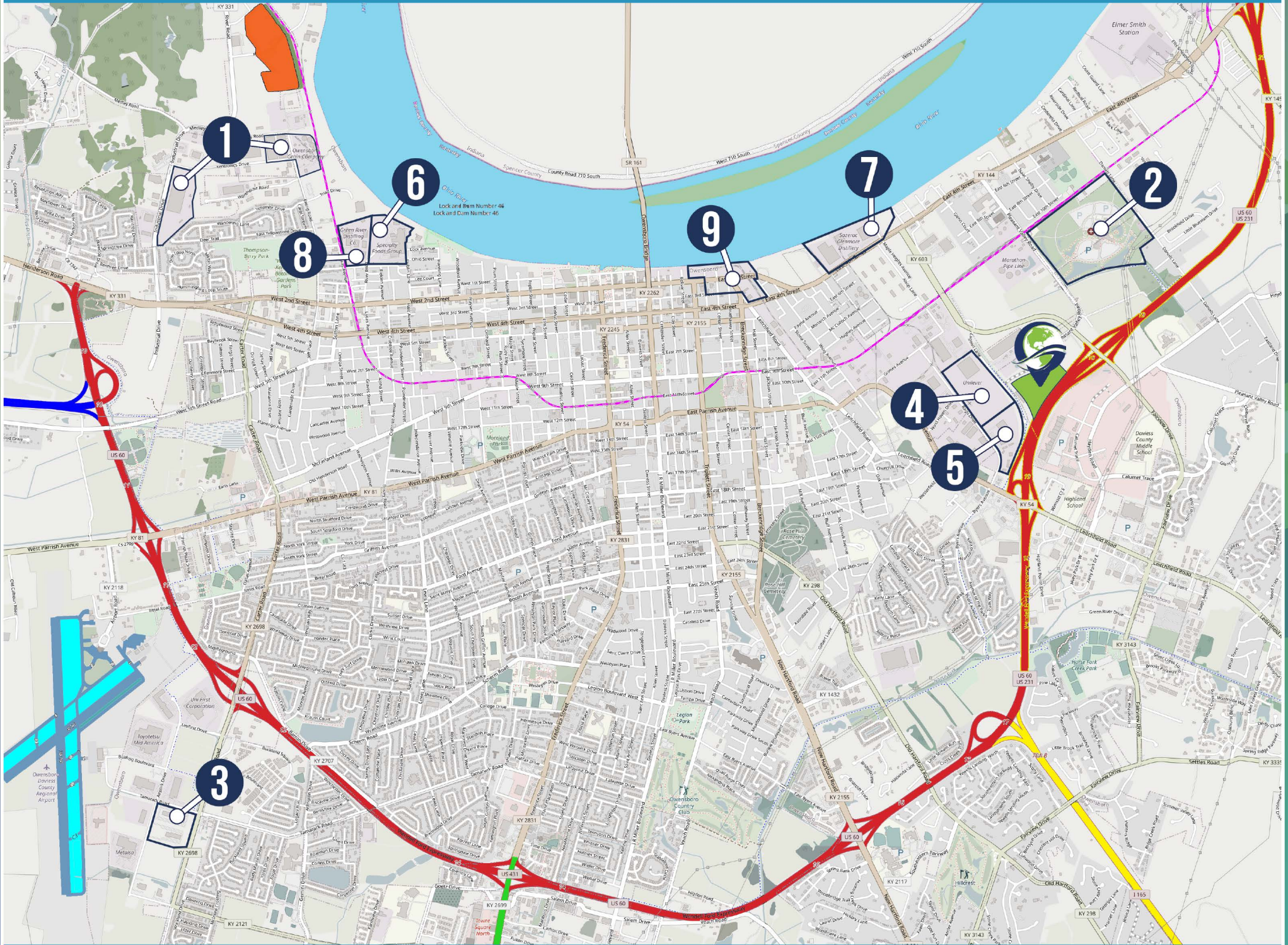


2001 PLEASANT VALLEY RD.



EXAMPLE SITE PLAN

OWENSBORO INDUSTRIAL & DISTRIBUTION ANALYSIS



FREIGHT & CONNECTIVITY

- US 60 / Wendell H. Ford Expressway (Owensboro Bypass / beltway function)
- Interstate 165 (north terminus at Owensboro; connects south to I-65 via Bowling Green)
- Audubon Parkway (fast west connection toward Henderson / US-41 corridor)
- US 231 (major north/south arterials for truck routing)
- CSX Transportation main line runs through the riverport property (Louisville to Evansville corridor)
- Owensboro Riverport (river + rail + road + air positioning)
- Owensboro-Daviess County Regional Airport (OWB): 8,000' runway + regional accessibility positioning
- US 431 (major north/south arterials for truck routing)

WORKFORCE & FREIGHT GENERATORS

- 1** Swedish Match (ZYN) – Owensboro Facility
- 2** Owensboro Health Regional Hospital
- 3** U.S. Bank Home Mortgage – Owensboro
- 4** Mizkan America INC
- 5** OMICO Plastics, Inc.
- 6** Specialty Foods Group
- 7** Sazerac – Glenmore Distillery
- 8** Green River Distilling Co.
- 9** Cargill / Owensboro Grain – Ag processing & bulk commodities



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

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 fahr@gulfstreamdev.com



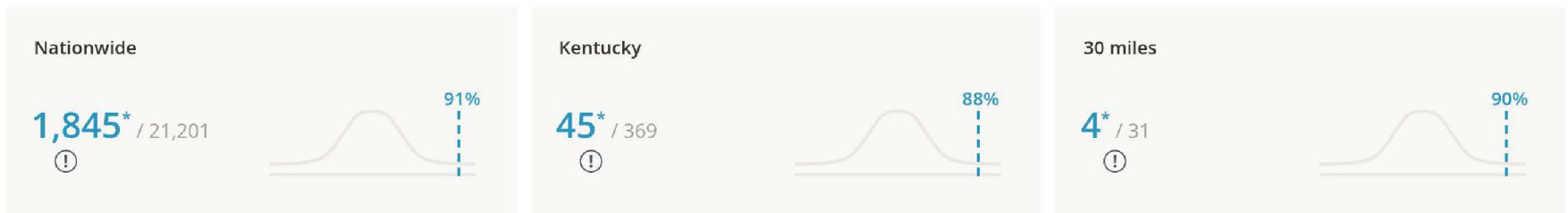
Ranking Overview

Feb 1, 2025 - Jan 31, 2026



Ranking Overview

Swedish match (ZYN)
 Industrial Drive, Owensboro, KY



Category: Industrial | Visits | Feb 1st, 2025 - Jan 31st, 2026
 Data provided by Placer Labs Inc. (www.placer.ai)





Visits Trend

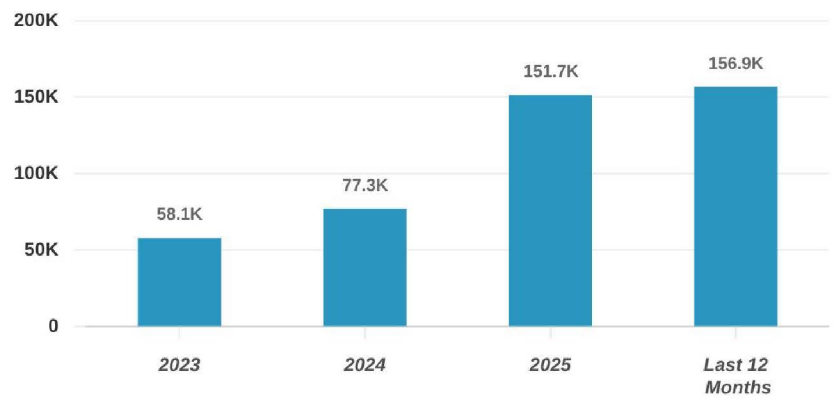
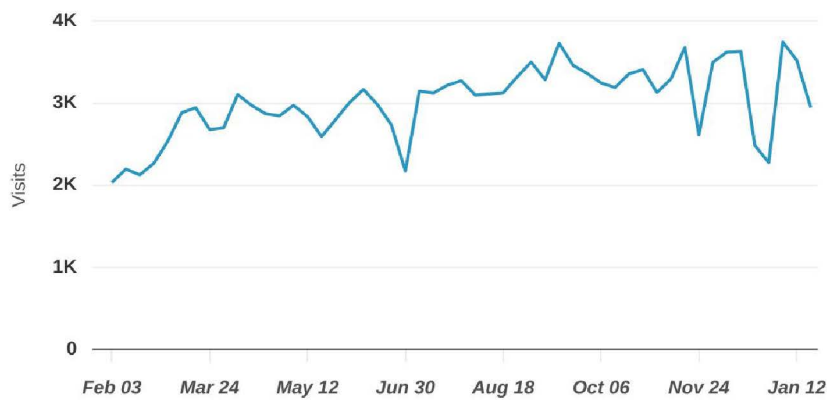
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Ranking Overview

Aug 1, 2025 - Jan 31, 2026



Ranking Overview

Mizkan America, Owensb...

Wind Haven Drive, Owensboro, KY

Nationwide

3,340* / 21,191
ⓘ



Kentucky

76* / 369
ⓘ



15mi

2* / 6
ⓘ



Category: Industrial | Visits | Aug 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

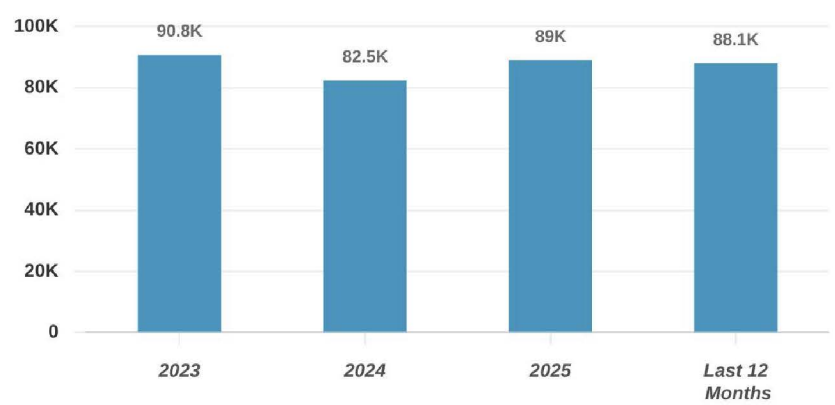
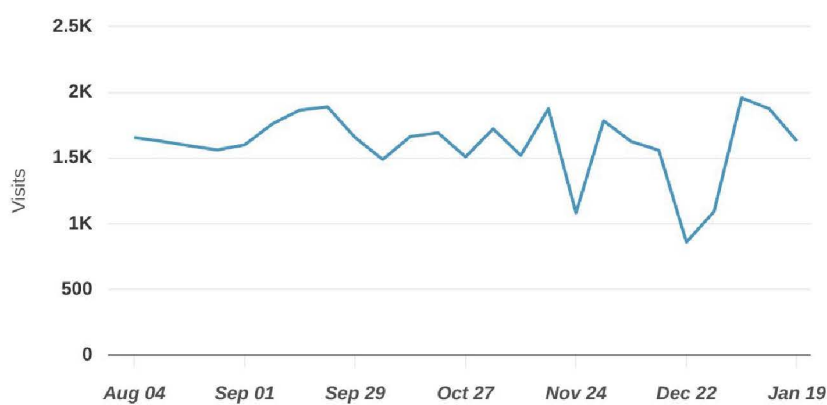
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Visits Trend

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