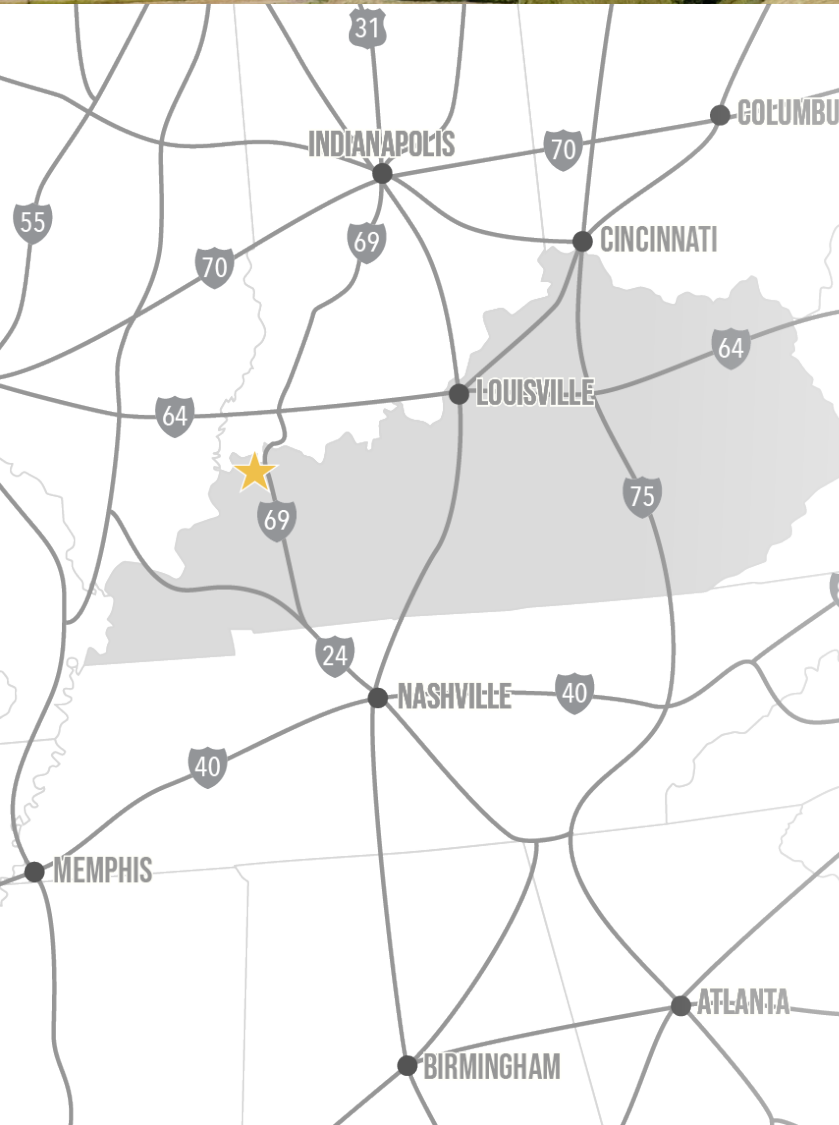




SANDY LEE WATKINS INDUSTRIAL SITE



YOUR STRATEGIC HUB FOR LOGISTICS AND DISTRIBUTION



WHY CHOOSE SANDY LEE WATKINS FOR LOGISTICS?

Unlock the power of seamless logistics at **Kentucky's largest build-ready site**—the Sandy Lee Watkins Industrial Site. This **1 million-square-foot site, expandable to 1.4 million square feet**, offers unmatched transportation access, featuring direct rail connectivity as a CSX Select Site, and proximity to the Henderson Riverport. Whether your operations involve warehousing, distribution, or freight management, this site is tailor-made for logistics.

- » **Prime Transportation Access:** Connect quickly to highways, direct CSX rail, and river for unbeatable logistics efficiency.
- » **Largest Build-Ready Site in Kentucky:** Ready for immediate large-scale distribution operations.
- » **Strategic Market Reach:** Serve two-thirds of the U.S. population within a one-day drive.
- » **Top-Tier Utilities:** Reliable power and energy infrastructure, with capacity to scale as your business grows.

CHARLESTON

SANDY LEE WATKINS INDUSTRIAL SITE

UTILITY INFRASTRUCTURE

Electricity Provider: Big Rivers Electric Corporation
Robert D. Green Generating Station Adjacent
Total Capacity 500 MW

- » The site is equipped with infrastructure ready for projects up to **5 megawatts**.
- » For projects **exceeding 5 megawatts**, a dedicated substation can be built, ensuring **scalable power capacity** for high-energy-demand industries.

Natural Gas:

Gas Main Size 4" / 400 psi
Miles to Gas Main Adjacent

Water:

Total Capacity 6 Million Gallons
Excess Capacity 400,000 Gallons/Day
Water Main Location Adjacent

Sewer:

Total Capacity 6 Million Gallons
Excess Capacity 400,000 Gallons/Day
Sewer Main Location Adjacent

TRANSPORTATION

Distance to I-69 2 Miles
Rail Served/Provider CSX Select Site with Direct Access
Port Henderson Riverport with FTZ 29 benefits

» *One-day drive to two-thirds of the U.S. population.*

» *Immediate access to I-69, linking U.S., Mexico, and Canadian markets.*

OVERVIEW

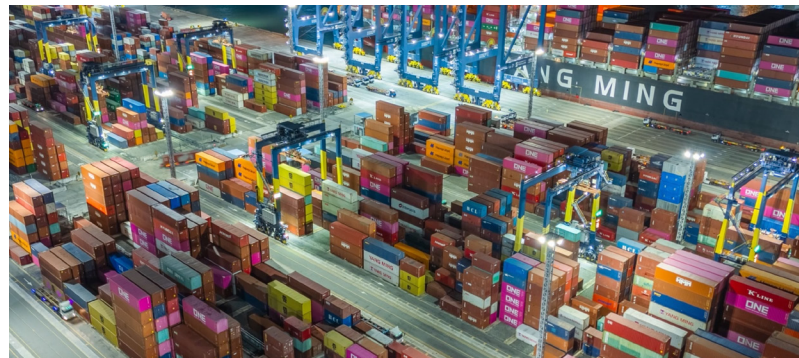
- » Situated within the **Evansville, IN MSA**
- » Part of the **4 Star Industrial Park** in Henderson, KY
- » **1 million sq. ft.** build-ready, expandable to **1.4 million sq. ft.**
- » **Largest build-ready site** in Kentucky



WORKFORCE

Workforce within Evansville MSA 329,000
Population 669,685

- » Henderson Community College offers programs in **logistics and supply chain management**



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