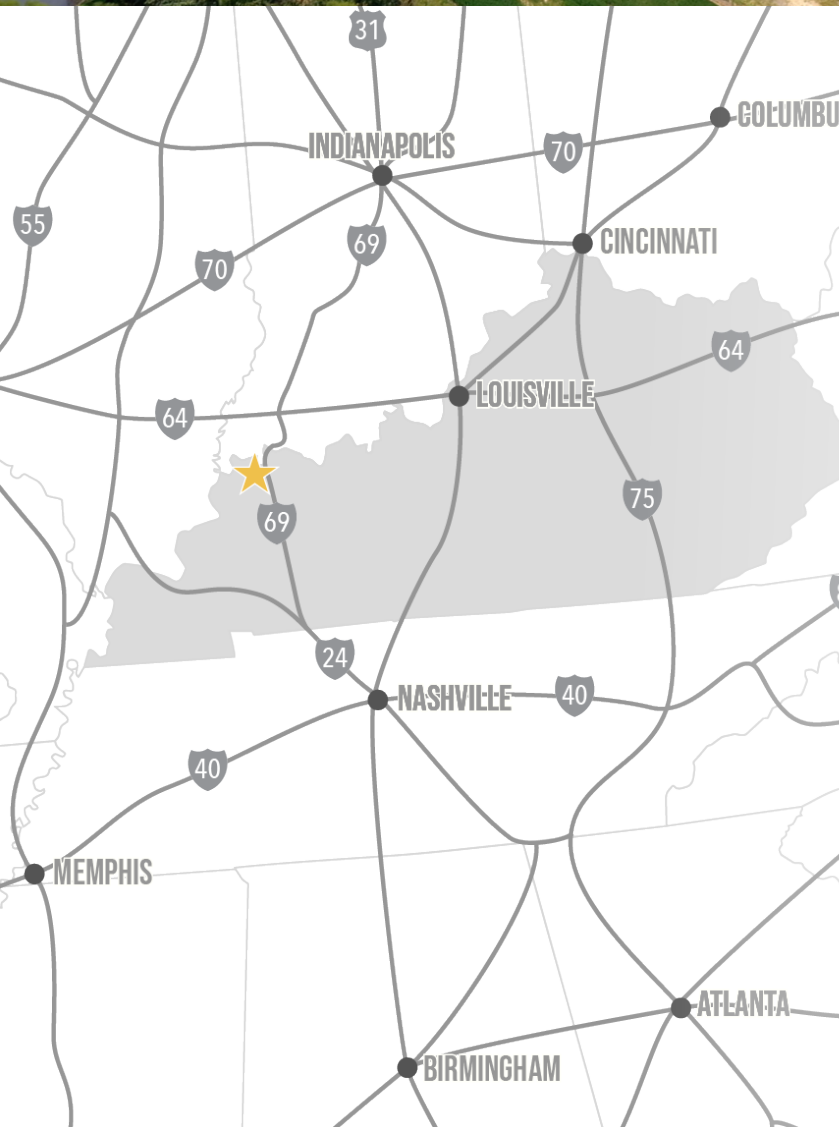




SANDY LEE WATKINS INDUSTRIAL SITE



**YOUR GATEWAY TO
MANUFACTURING SUCCESS**



WHY CHOOSE SANDY LEE WATKINS FOR MANUFACTURING?

Welcome to Kentucky's largest build-ready site—the Sandy Lee Watkins Industrial Site in Henderson, Kentucky. This **1 million-square-foot site, expandable to 1.4 million square feet**, is designed for manufacturers poised for growth. Its strategic I-69 corridor location, CSX rail access, and proximity to the Henderson Riverport offer excellent logistics, while robust energy infrastructure meets high manufacturing demands.

- » **Build-Ready:** Ready for immediate development with room to expand.
- » **Powerful Infrastructure:** Adjacent to the 500 MW Robert D. Green Generating Station for reliable, cost-effective electricity.
- » **Top Talent Access:** Over 329,000 workers skilled in advanced manufacturing.
- » **Strategic Market Reach:** Access two-thirds of the U.S. population within a one-day drive.

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

- » Specialized training programs at **Henderson Community College** in advanced manufacturing and automation.



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