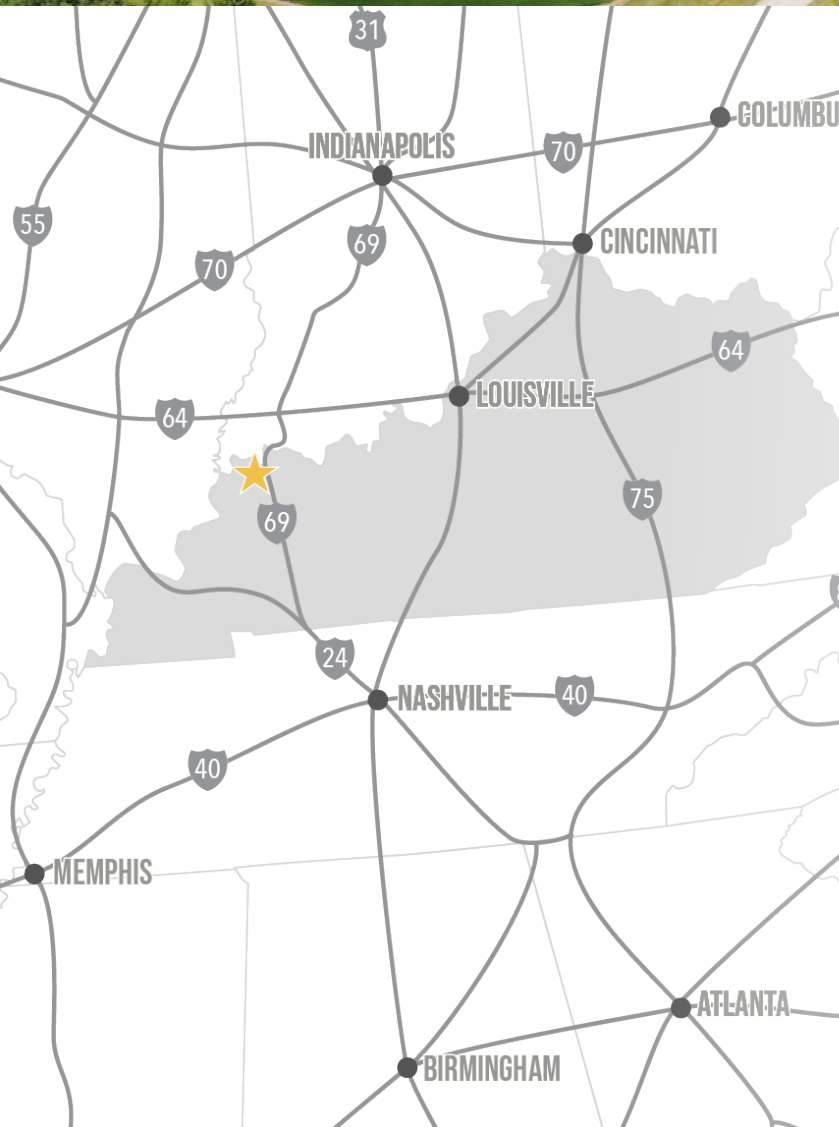




SANDY LEE WATKINS INDUSTRIAL SITE



FORGING THE FUTURE OF METALWORKING



WHY CHOOSE SANDY LEE WATKINS FOR METALWORKING?

Power your metalworking operations 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 world-class infrastructure for metal fabrication, machining, and precision manufacturing. With direct rail access as a CSX Select Site, and proximity to key suppliers like Century Aluminum and Hydro, your business will have everything it needs to thrive.

- » **Largest Build-Ready Site in Kentucky:** Ready for large-scale metalworking operations with room to expand.
- » **Power Infrastructure:** Scalable power to support energy-intensive metalworking processes.
- » **Direct Rail Connectivity:** Immediate access to CSX rail for efficient transportation of raw materials and finished goods.
- » **Proximity to Suppliers:** Close to major metal suppliers like Century Aluminum and Hydro.

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 **machining, welding, and metal fabrication**



Missy Vanderpool, Executive Director

Phone: 270.854.9455

Email: missy@hendersonkyedc.com

207 N Elm Street | PO Box 874 | Henderson, KY 42419