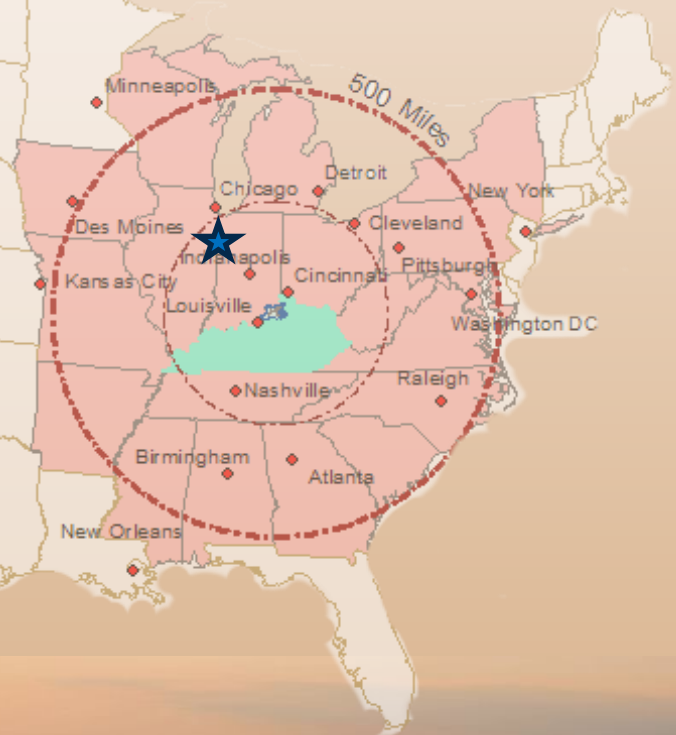


Owen County, Kentucky



- Located within 1 days drive of east coast, mid west and the deep south
- Workforce skilled in Advanced Manufacturing and agriculture
- Available: Buildings - 135,842 SF & 32,250 SF, Land—1,055 acres
- Part of the iLead Academy
- The average (industrial) electricity rate is 18.59% less than the national average
- Gas Supplied by 9th largest Utility supplier in the Us
- 28 Miles of River Front, 2 Lakes and 10,000 acres of Wildlife Management Area for Hunting and Fishing



Owen County, Kentucky is a proud member of

KentuckyI71**Connected**.Com



Owen County, Kentucky

...Where community matters...



- *Skilled Workforce*
- *Available Building*
- *Low Taxes*
- *Recreational Haven*

Owen County is known for it's wealth of natural beauty with numerous lakes, streams and rolling ridges providing top quality fishing and hunting opportunities in the Commonwealth. Located in the center of Kentucky's Golden Triangle we are less than an hour drive from Louisville, Lexington, Cincinnati, or Ohio and located just minutes from the Kentucky Speedway. Owen County provides easy access to all the attractions of Central Kentucky as well as Southern Ohio; However, once you make a stop in Owen County you



Community Assets

Owen County School System

- *Top of State - Safe Schools in KY*
- *High Performance School*
- *Student Technology Leadership Program*
- *Dual Credit Curriculum*



Owen County Public Library



Agricultural Heritage

- *Farm Heritage Trail*
- *Quilt Barn Trail*
- *Farmers Market*



For Sale: \$1,390,000

100 Progress Way

A single tenant Distribution/Manufacturing Plant

32,250 SF Total - 1,200 SF Office

Fully Sprinklered

Air Conditioned office

2– 10'x12' Docks with Levelers

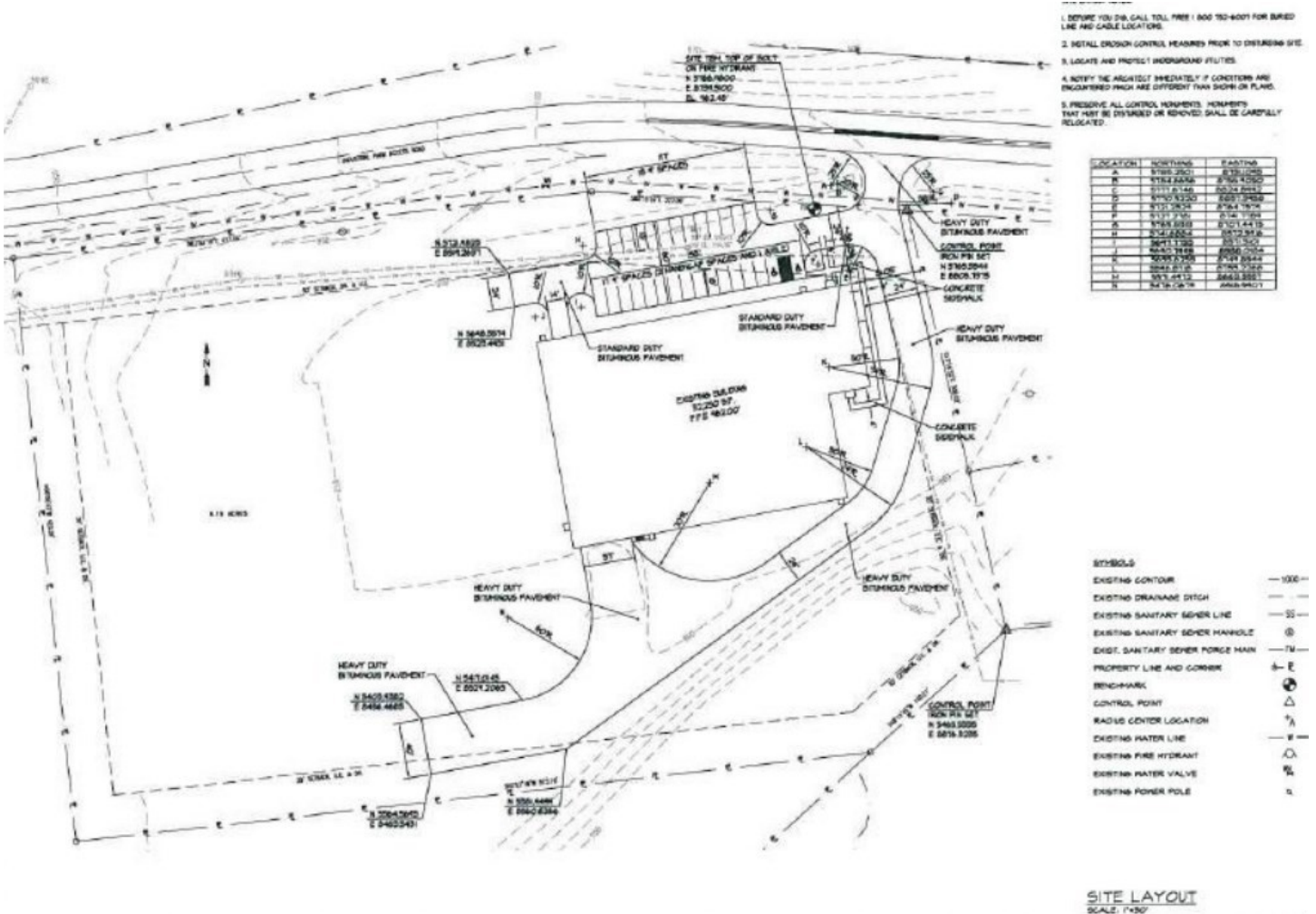
120, 280 & 1,000 amp 3 phase electric

18' - 24' Ceiling Height





**Harold Campbell
& Matt Franks**
4135 Alexandria Pike,
Suite 101
Cold Spring, KY 41076
Office: 859-442-6800
Cell: 859-991-0243 &
513-405-6288
Fax: 859-442-6805
hcampbell@kprrealty.net
mfranks@kprrealty.net



Owen County, Kentucky is a proud member of

KentuckyI71Connected.Com



Customers Served: 521,000 (electric)

Service Area 77 KY Counties

Credit Rating: Baa1/A

Regulated By: KY PSC

Electric Business – 12 months ended December 31, 2016 –

Average Price* per kWh:

Residential: 9.87 ¢

Commercial: 9.71 ¢

Industrial: 6.13 ¢

Meter Rates

The following shall be the rates for consumption, in addition to the service charges provided for herein;

Rate Per Rate Per Rate Per (D)

Customer 1,000 Gallons 100 Gallons 100 Cubic Feet (D)

Category All consumption All Consumption All Consumption (D)

Commercial 5.0952 (I) 0.5095 (I) 3.6113 (D)

Industrial 4.3087 (I) 0.4309 (I) 2.9132 (D)

Service Charges

All metered general water service customers shall pay a service charge based on the size of meter installed. The service charge will not entitle the customer to any water.

Size of Meter Per Month Per Month (N)

5/8" \$12.49 \$ 13.63 (I)

3 /4" 18.74 20.46 (I)

1" 31.23 34.07 (I)

1-1 /2" 62.45 68.17 (I)

2" 99.92 109.04 (I)

3" 187.35 204.47 (I)

4" 312.25 340.77 (I)

6" 624.50 681.50 (I)

8" 999.20 1,090.40 (I)



Class	Customer Charge per Month	Gas & Pipeline Transportation Charge	Distribution Charge per 1000 cu. ft.
Residential in-town	\$ 5.00	Actual Cost	\$ 1.549
Residential out-of-town	\$ 6.00	Actual Cost	\$ 1.853
Commercial in-town	\$ 7.00	Actual Cost	\$ 1.765
Commercial out-of-town	\$ 8.00	Actual Cost	\$ 2.118
Industrial (15,000 MMBTU or less annually)	\$25.00	Actual Cost	\$ 1.225
Industrial (15,001 MMBTU or more annually)	Contact us at 502-732-7055 or		

Workforce



Labor market counties are composed of counties which significantly exist within the sixty (60) minute drive range of the originating county's county seat. A county will be included within the radius if the centroid point of a county (a point representing the center of the geographic area of a county) falls within the drive zone. Additionally, all contiguous counties will be classified as part of the labor market with the exception of non-Kentucky contiguous counties which have been excluded by the above mentioned 60-minute drive range and have a border with the Mississippi and/or Ohio Rivers.

Civilian Labor Force

	Owen County		Labor Market Area	
	2016	Apr. 2017	2016	Apr. 2017
Civilian Labor Force	5,595	5,935	256,209	268,124
Employed	5,365	5,690	245,929	257,625
Unemployed	230	245	10,280	10,499
Unemployment Rate (%)	4.1	4.1	4.0	3.9

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Commuting Pattern

	2014	Percent
Residents of Owen County		
Working and Residing In County	1,033	25.2
Commuting Out of County	3,059	74.8
Total Residents	4,092	100.0
Employees in Owen County		
Working and Residing In County	1,033	59.6
Commuting Into County	699	40.4
Total Employees	1,732	100.0

Source: U.S. Department of Commerce, Bureau of the Census.

Note: Data for Kentucky and border states only.

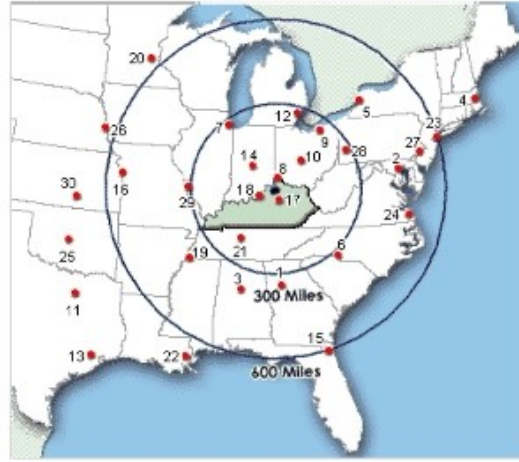
Average Weekly Wage, 2015

	Owen County	Kentucky (Statewide)	U.S.
Total All Industries	\$694	\$834	\$1,018
Total Private Industries	699	831	1,017
Natural Resources and Mining	0	1,075	1,124
Construction	586	993	1,096
Manufacturing	N/A	1,091	1,237
Trade, Transportation and Utilities	586	758	852
Information	N/A	944	1,829
Financial Activities	N/A	1,169	1,691
Professional and Business Services	339	878	1,332
Education and Health Services	680	878	911
Leisure and Hospitality	283	312	419
Other Services and Unclassified	317	591	691

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Location

Selected Market Centers



Percent of U.S. Within 600 Miles of:
Owen County

Population
48%

Personal Income
53%

Retail Sales
47%

Manufacturing Employment
55%

Highway Distance to Selected Market Centers

City	Miles	City	Miles	City	Miles
1. Atlanta, GA	432	11. Dallas, TX	896	21. Nashville, TN	239
2. Baltimore, MD	547	12. Detroit, MI	317	22. New Orleans, LA	768
3. Birmingham, AL	429	13. Houston, TX	1,018	23. New York, NY	696
4. Boston, MA	905	14. Indianapolis, IN	162	24. Norfolk, VA	624
5. Buffalo, NY	488	15. Jacksonville, FL	770	25. Oklahoma City, OK	830
6. Charlotte, NC	450	16. Kansas City, MO	578	26. Omaha, NE	768
7. Chicago, IL	342	17. Lexington, KY	53	27. Philadelphia, PA	623
8. Cincinnati, OH	55	18. Louisville, KY	76	28. Pittsburgh, PA	342
9. Cleveland, OH	301	19. Memphis, TN	442	29. St. Louis, MO	336
10. Columbus, OH	161	20. Minneapolis, MN	750	30. Wichita, KS	775

Kentucky I-71 Connected.Com

PO Box 334

Carrollton, KY 41008

TO: