

Work. Create. Innovate. Grow.





*Welcome to Jefferson Riverport International, one of the nation's most successful commerce parks. Riverport has been a progressive place to grow businesses the last 30 years, and continues to be a world-class location for more than 100 companies.*

*Riverport is just a few miles from the UPS Worldport, where packages can be shipped to almost anywhere around the world overnight, and a 15-minute drive from downtown Louisville. Located at the center of three major interstates, with a port on the Ohio River, Riverport also is served by three railways. In addition, Louisville is within a day's drive of two-thirds of the nation's population, making Riverport a strategic location as a major logistics hub and a center for manufacturing companies.*

*Another competitive advantage at Riverport is its Foreign-Trade Zone status that provides qualifying businesses with significant financial benefits. Louisville also has some of the lowest utility rates in the country, offers an unparalleled quality of life and has a well-trained and educated workforce.*

*You can do it all here... Live. Work. Create. Innovate. Louisville is the place to be.*

Greg Fischer  
Mayor of Louisville, KY



Mayor Greg Fischer speaking at the Coca-Cola Bottling Co. Consolidated's grand opening of their new facility at Riverport.

## Room to Grow at Riverport

Jefferson Riverport International has been a centerpiece of economic growth and development in Louisville, Kentucky for the past 30 years. Riverport is still an ideal location for businesses to grow as demonstrated by companies like Kentucky Trailer and Coca-Cola Consolidated.

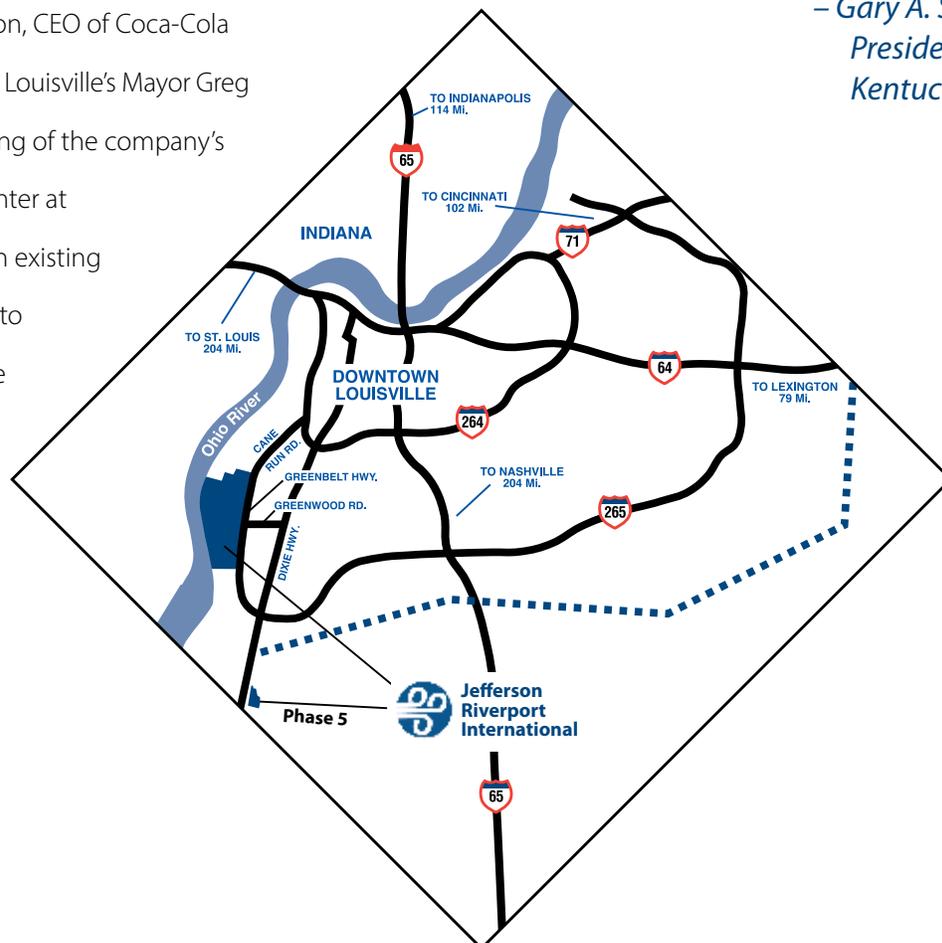
Gary Smith, president and CEO of Kentucky Trailer, explained that the fourth-generation, family-owned company had outgrown its location but wanted to stay in Louisville, the company's hometown for more than 130 years. The company chose Riverport because it provided the space, support and opportunities to expand the business. "The relocation in 2009 was transformational for us and allowed Kentucky Trailer to elevate trailer customization to a new level," Smith said.

In early 2015 Frank Harrison, CEO of Coca-Cola Bottling Co. Consolidated, and Louisville's Mayor Greg Fischer announced the opening of the company's new sales and distribution center at Riverport. Coca-Cola leased an existing 200,000-square-foot building to which another 105,000 square feet was added. The new sales and distribution center brought 350 new jobs to Riverport with plans to add as many as 150 jobs in the future according to Harrison.



*Riverport provided us with everything we needed – room to grow, an experienced and skilled workforce and proximity to major highways. The support of the Riverport Authority was key to our deciding to relocate our manufacturing operation here in 2009.*

*– Gary A. Smith, Sr.  
President & CEO  
Kentucky Trailer*



Riverport is also an ideal location for people to grow careers as Nancy Perronie and Dave Sharp have done. Both are Louisvillians with engineering degrees from the University of Louisville, and they have achieved notable success managing Riverport logistics facilities.

And Riverport is growing, too. In late 2013 Mayor Greg Fischer announced the acquisition of 162 additional acres for an expansion to accommodate companies wanting to build large facilities. Because there was no contiguous land available, Riverport's Phase 5 development is located at the intersection of Dixie Highway and Watson Lane, a short distance from the primary site. Now there's plenty of room to grow more businesses and jobs.



### **Gary A. Smith, Sr.,**

is president & CEO of Kentucky Trailer, the leading manufacturer of specialty trailers for a variety of industries including moving and storage companies such as Mayflower, Allied, Atlas,

North American and United Van Lines. Other noted customers include FedEx, UPS, and Frito-Lay. The company is family-owned and led by the fourth-generation with sales and service locations nationwide.

For 130 years its headquarters was located near the University of Louisville on Third Street. The company helped revolutionize the transportation industry tracing its roots in Louisville to 1879 with the founding of the Kentucky Wagon Manufacturing Company. That company transitioned into manufacturing automobiles in the early 20th century. R.C. Tway, Sr. acquired the company in 1936, later changing the name to Kentucky Trailer.

By the early 2000s the business had grown so large the company needed to expand the manufacturing facility and add more employees. "But we were landlocked. Riverport provided us with everything we needed — room to grow, an experienced and skilled workforce and proximity to major highways. The support of the Riverport Authority was key to our deciding to relocate our manufacturing operation here in 2009," Smith explained.



## ***The Place to Grow Your Business***

Today Riverport is home to more than 100 companies engaged primarily in manufacturing or logistics and distribution. Riverport's proximity to major roadways, rail, the Ohio River, the availability of a well-prepared workforce and access to cost-effective utilities make it especially attractive to advanced manufacturing companies.

Riverport is also a Foreign-Trade Zone with financial incentives for importers and exporters of raw materials, semi-finished and finished goods. In addition, the nearby UPS Worldport makes Louisville International Airport one of the nation's busiest cargo operations and Louisville a leader in logistics and distribution.



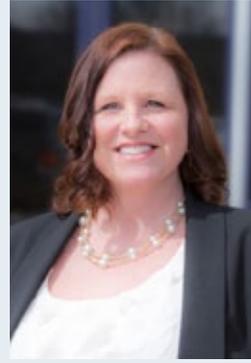
*Louisville and Riverport, specifically, provided a central location for our stores around the country and our client base while also having the benefits of being located near a transportation epicenter and the UPS Worldport hub.*

*– Nancy Perronie  
Vice President  
Distribution Services, ANN INC.*

## ***Growing and Filling Jobs***

The staff at the Riverport Authority works actively with Riverport businesses to find the exact type of employees needed from Metro Louisville's well-trained and highly skilled workforce. Local and regional colleges and universities and the public school systems provide excellent training and educational opportunities for students of all ages.

These institutions work with the public and private sectors to tailor workforce readiness, research and development programs and the educational curricula to supply individual businesses' workforce needs. For example, Code Louisville, a public/private collaboration, provides special training in the development of websites, software and apps. This innovative program prepares young people for the growing number of IT jobs in Metro Louisville.



**Nancy Perronie**, is Vice President of Distribution Services, ANN INC., the parent company of Ann Taylor and LOFT, two of the leading women's specialty retail fashion brands for women's apparel, shoes and accessories in North America.

The company operates 1,050 stores including Ann Taylor, Ann Taylor Factory, LOFT, LOFT Outlet and Lou & Grey stores in 47 states, the District of Columbia, Puerto Rico and Canada. Its wholly owned subsidiary, Ann Taylor Distribution Services, Inc., owns a 256,000-square-foot distribution center located on approximately 27 acres at Riverport.

Merchandise is distributed to its stores, including the Online Stores, through the Riverport facility. ANN INC. moved the Distribution Center to Louisville in 1995 having outgrown its original Connecticut-based distribution center.

Perronie said, "Louisville and Riverport, specifically, provided a central location for our stores around the country and our client base while also having the benefits of being located near a transportation epicenter and the UPS Worldport hub."



## More at Riverport

Approximately 40 percent of the companies at Riverport are manufacturers of a vast array of products including truck trailers, peanut butter, musical instruments, machinery, and metal and plastic components for automobiles.

Another 40 percent of the businesses store and distribute a wide range of products including soft drinks, thermostats, and name-brand clothing and shoes for men, women and children.

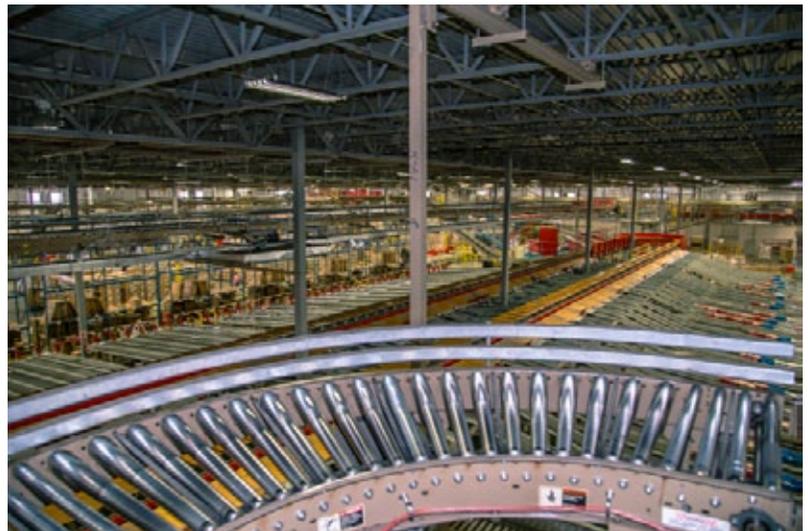


The remaining 20 percent of Riverport companies are in the service sector and include businesses such as heating and air and general contractors, medical clinics, and a credit union. There are also several restaurants and retail stores.

Riverport's eclectic companies are spread over more than 2,000 acres in 13 million square feet of buildings. The businesses employ 6,850 people, and generate \$6 million in payroll and property taxes.

*The networking and synergy among companies are important advantages at Riverport, in addition to the great location, good real estate values and competitive utility rates.*

*– Dave Sharp  
Logistics industry professional*



Riverport Authority has capitalized on Louisville's location on the Ohio River within a day's drive of nearly 70 percent of the country's population and minutes from the UPS Worldport hub to build a highly successful industrial park. This strategic location means that the next stop for Louisville products can be any place in the world — overnight.



Local economic development interests have often focused on logistics and distribution in the past two decades, appropriately influenced by the extraordinary success of UPS. However, while helping Metro Louisville prosper with new distribution companies at Riverport, in recent years the industrial park has also attracted numerous manufacturing businesses.

As businesses located in Riverport have grown, they often acquired additional land nearby to build new facilities, or in several cases have been able to expand into existing buildings located right next door.



**Dave Sharp**, a logistics industry professional, is a former Director of Distribution at Stride Rite Corporation. He later became director of the Louisville Distribution Center of Wolverine World Wide at Riverport after Wolverine

purchased the company that owned Stride Rite.

Wolverine owns many well-known brands of footwear for women, men and children including Stride Rite, Hush Puppies, Keds, and Sperry Top-Sider. While managing the Wolverine facility at Riverport, the company's largest distribution center in the U.S., Sharp worked with Riverport Authority staff to promote the Riverport Business Association and encourage communication among the various companies at Riverport, especially the logistics businesses.

Sharp said, "There is a strong network of people at Riverport that helps managers problem solve. Leadership synergy at Riverport creates opportunities for companies to share good peak-time temporary employees until they can be hired full-time, keeping people employed and building a strong workforce. Companies also share parking during peak times. Another benefit is managers can get immediate help if a piece of equipment breaks down, and they don't have the proper spare part on site."

He explained that many of the companies use the same type of equipment. Therefore in an emergency, managers can prevent downtime and lost business by sharing tech support and replacement parts.

Sharp concluded, "The networking and synergy among companies are important advantages at Riverport, in addition to the great location, good real estate values and competitive utility rates."



Riverport's fully developed transportation facilities complement Louisville's central location to make it one of the most accessible industrial parks in the nation. First and foremost, we have reasonably priced prime sites with room for future expansion. And our excellent truck, air, rail and water transportation, plus efficient intermodal-transfer facilities are unparalleled. An overview of our other outstanding amenities include:

- One of the few inland industrial/port sites in the nation with service by three railroads: CSX, Norfolk Southern and Paducah & Louisville.
- Port facilities, including a general cargo dock, barge fleeting area and ground storage.
- Foreign-Trade Zone status with financial incentives for qualifying companies.
- Financial incentive opportunities from the Commonwealth of Kentucky.
- Abundant and inexpensive utilities in place and designed for industrial-user needs.
- Public transportation to Riverport via TARC, the community's mass transit system.

Jefferson Riverport International remains one of the premier industrial parks in the nation. Riverport is growing, and we have room for your business to grow.

## Phase 5 Expansion



## Foreign-Trade Zone

Foreign-Trade Zone No. 29, with Customs clearance in Louisville, offers a prime opportunity for manufacturing or distribution firms to develop additional U.S. and overseas markets.

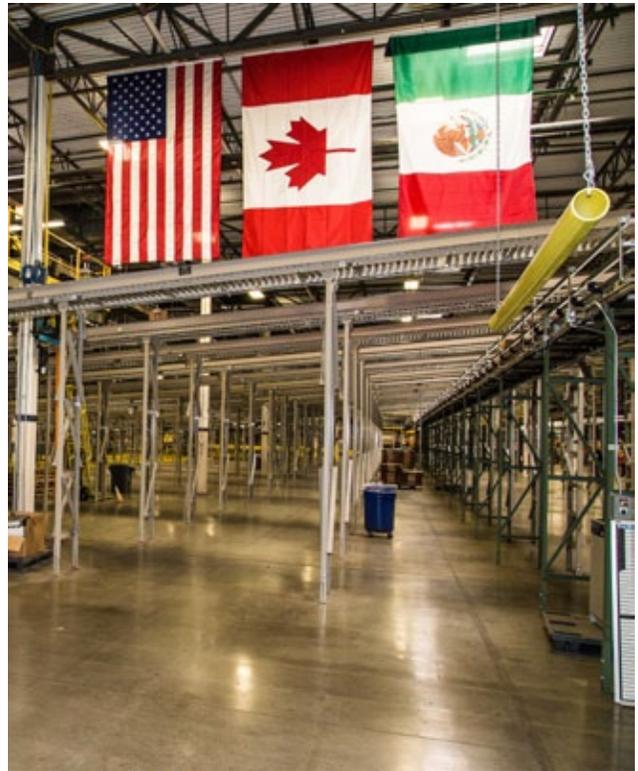
The FTZ encompasses the intermodal port site and the industrial park. The Zone includes buildings for manufacturing and warehousing. Break-bulk and containerized shipments can be handled easily. Companies may take advantage of benefits by utilizing the general purpose Zone warehouses or by activating all or a portion of their own building. Companies located in the park have activated over one million square feet of FTZ space.

The FTZ offers these significant competitive advantages:

- Imports can be landed and stored quickly without full Customs formalities. U.S. quota restrictions, duty and bonding are waived in the Zone.
- Companies do not pay Customs duties on the value of labor, overhead and profit attributed to production operations in a Zone.
- Duty and certain taxes are not paid until goods leave the Zone. If previously imported goods are exported, there is no U.S. Customs Duty or revenue payment.
- Substandard goods, impurities and waste can be discarded resulting in savings on Customs Duty.
- Goods can be imported in excess of U.S. import quotas and then held until the next quota period.
- Goods can be salvaged or repaired free of duty and quotas.
- Certain bonded merchandise may be transferred to the Zone for export.

- Indefinite Zone storage allows businesses to await the best U.S. market conditions.
- Since Riverport already has Zone status, warehousing activity can begin immediately.

FTZ status offers advantages to industrial park tenants that are not available elsewhere. In an increasingly global market, prudent companies should determine whether establishing operations in the FTZ would provide them with a financial edge in today's competitive market.



## The Port

Cargo traveling from north, south, east and west via rail, truck and barge converge at Jefferson Riverport International, a state-of-the-art port facility on the Ohio and Mississippi river system. From its 300-acre port facilities on the Ohio, Riverport links producers and users of commodities and industrial goods utilizing intermodal transportation connections to provide fast and efficient access to domestic and world markets.

Port facilities include the bulk commodity transfer terminal, barge fleeting area, ground storage, 13 miles of on-site and offsite railroad track, and a general cargo dock.

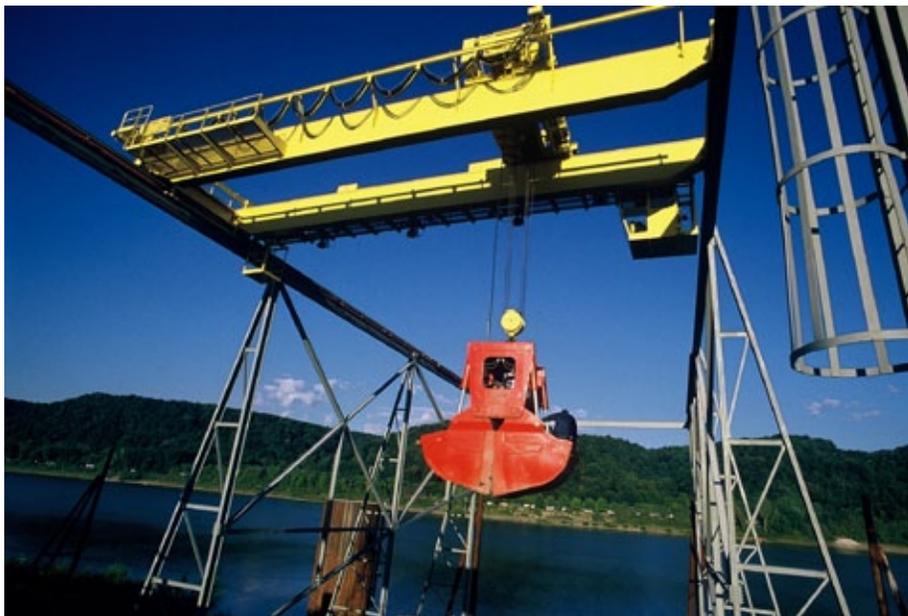
The bulk commodity terminal transfers dry bulk commodities such as coal, grain, fertilizer and potash, from rail hopper cars to barges. The high performance facility incorporates a 23,000-foot double-loop track with 120-car unit train capability; dumper vault building with track-mounted rail car indexer for receiving bulk cargo; overhead conveyor system for transferring cargo to barges or to

ground storage; variable speed blending system; and a marine facility for loading barges. Two barge fleeting areas each accommodate a 30-barge tow.

The transfer terminal is designed to handle more than four million tons of dry bulk commodities a year working at the rate of 2,000 tons an hour. An entire 120-car train can be off-loaded in an eight-hour shift.

The multi-purpose general cargo dock handles loading and unloading of materials such as lumber, steel, and containerized freight, as well as bulk commodities utilizing truck transportation. The general-cargo dock features truck-to-barge and barge-to-truck off-loading capabilities via a 30-ton overhead crane. The crane completes each cycle of transfer from barge to truck and return in less than two minutes. On-site warehousing is available.

Located at Mile 618, Jefferson Riverport International is 1,334 miles from the Gulf of Mexico, a transit time of 10 to 12 days.



# Available Tracts

## PHASE 1

Lot#	Acres
44	8.6

## PHASE 2

Lot#	Acres
103	5.8
104	5.5
105	4.2
106	5.2
107	8.1
110	3.6
112	1.4
115	12.8

## PHASE 3

Lot#	Acres
216	15.5
221	8.2
225	8.4
227	10.7

## PHASE 4

Lot#	Acres
3A	25.0
6A-1	7.7
6A-2	16.1

## PHASE 5

**162 acres available**

## Industrial Land Prices

### Pricing structure Price per acre

Base Price	\$75,000
Additional for railroad service	\$20,000
Additional for Greenbelt Highway frontage	\$5,000

# Phase 1 & 4

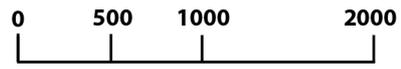


Ohio River



## Legend

- Port of Louisville Lease
- Sold
- Available
- Existing Residential

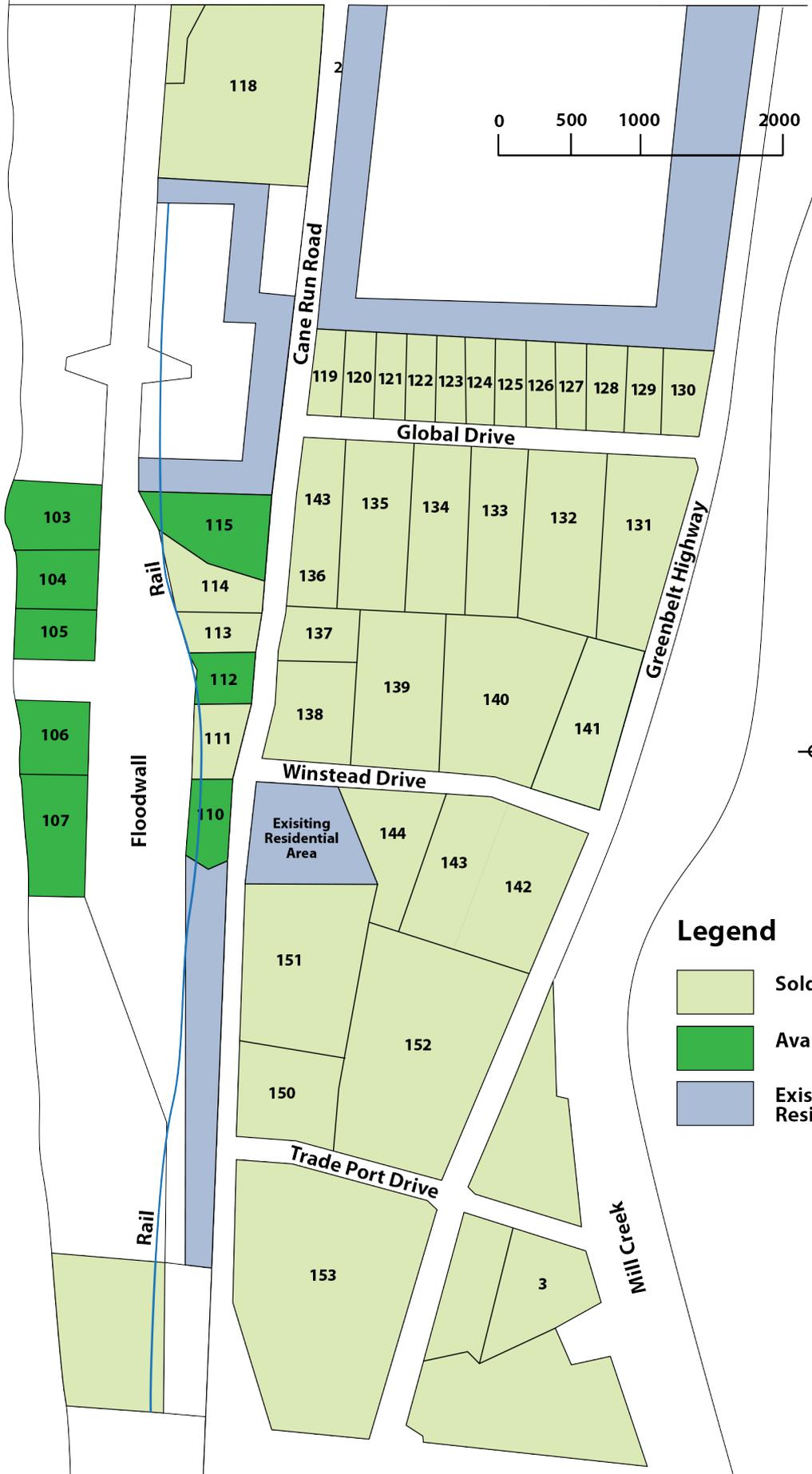


# Phase 2



Ohio River

Indiana  
Kentucky



## Legend

-  Sold
-  Available
-  Existing Residential

# Phase 3 & 3A



## Legend



Sold



Available

Greenbelt Highway

Mill Creek

Trade Port Drive

Freeport Court

Freeport Drive

Trade Port Court

226

227

215

216

214

217

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218

211

222

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## ***Utilities***

Riverport is served by all municipal utilities. The Louisville Water Company provides water to Jefferson Riverport at approximately 80+ pounds per square inch (psi). Individual sites are typically served by 12-inch or 16-inch mains. Supplies of both electricity and gas are ample for large industrial operations. Rates on both are among the lowest in the country. The Metropolitan Sewer District provides service to the development specifically designed to accommodate industrial users.

## ***Soil***

Land at Riverport is level to very gently rolling. The soils are alluvial in nature and are very well suited to providing support for building foundations and pavements. The sandy nature of the soil and the fact that bedrock is approximately 100 feet below the ground surface allow inexpensive and proven cost-effective construction methods. The soil-bearing capacity is between 2500 and 3500 pounds per square foot (psf). Soil samples have been taken from a number of sites throughout Riverport Phases 1 through 4 and these reports are available for review.



## Taxation and Incentives

Riverport is located in Jefferson County which has some of the lowest property taxes in the country. Tax estimates and comparisons with other communities can be made with sufficient data. The data required for preparing tax estimates includes investment costs in land and buildings, manufacturing

and non-manufacturing machinery costs, furniture and fixed costs, estimates of inventory of finished goods, goods-in-process, raw material inventory, accounts receivable and taxable income before federal taxes. If all data is not available, some assumptions can be made and a comparison provided.

### State and Local Taxes

A state sales tax is levied at the rate of six percent (6%) on the purchase or lease price of taxable goods and on utility services. Local sales taxes are not levied in Kentucky.

The Kentucky Constitution requires the state to tax all classes of taxable property, and state statutes allow local jurisdictions to tax only a few classes. All locally taxed property is subject to county taxes and school district taxes (either a county school district or an independent school district.)

Property located inside city limits may also be subject to city property taxes. Property assessments in Kentucky are at 100% fair cash value. Special local taxing jurisdictions, which include fire protection districts, watershed districts and sanitation districts, levy taxes within their operating areas (usually a small portion of the community or county.)

### State Property Tax Rates per \$100 valuation, 2009

Selected Class of Property	State Rate	Local Taxation Permitted
Real Estate	\$0.1220	Yes
Manufacturing Machinery	\$0.1500	No
Pollution Control Equipment	\$0.1500	No
<b>Inventories:</b>		
Raw Materials	\$0.0500	No
Goods in Process	\$0.0500	No
Finished Goods	\$0.0500	Yes
Goods-In-Transit	Exempt	Limited
Motor Vehicles	\$0.4500	Yes
Other Tangible Personal Property	\$0.4500	Yes
Source: Kentucky Department of Revenue.		

## Local Property Tax Rates per \$100 valuation

Taxing Jurisdiction	Property Taxes Per \$100 Valuation			Notes
	Real Estate	Tangible \$	Motor Vehicles	
<b>County</b>				
Jefferson	\$0.1255	\$0.1660	\$0.1660	
<b>City</b>				
Anchorage	\$0.4160	\$0.4160	\$0.4160	
Jeffersontown	\$0.1478	\$0.0000	\$0.0000	
Louisville	\$0.0000	\$0.0000	\$0.2000	
Middletown	\$0.1350	\$0.0000	\$0.0000	
Shively	\$0.3390	\$0.3630	\$0.3600	
<b>School District</b>				
Anchorage Independent Schools	\$0.9820	\$0.9820	\$1.1000	
Jefferson County Schools	\$0.6460	\$0.6460	\$0.5850	

Source: Kentucky Revenue Cabinet. Tax years: County property Tax(es) for 2009; City Property Tax(es) for 2008 – 2009; School District Property Tax(es) for 2009



## Local Occupational License Taxes

Cities, counties and school districts may levy an occupational license tax on the net profits of businesses and/or on the salaries and wages of employees earned in the jurisdiction. Rates can vary between the two types of occupational license taxes. Occupational license taxes may be levied on businesses as either a flat rate schedule or as

a percentage of apportioned net profits or gross receipts. Where both the city and county levy an occupational license tax, a credit may be given, at the option of local governments, for the amount paid to the city against the occupational license tax of the county. Consult local jurisdictions for further details.

Taxing Jurisdiction	Tax Rate on Salaries/Wages	Tax Rate on Net Profits/Receipts
<b>County</b>		
Jefferson	1.45% (Louisville Metro)	1.45% (Louisville Metro)
<b>City</b>		
Anchorage	No Tax	No Tax
Jeffersontown	1.00%	No Tax
Louisville	Encompassed within Jefferson Co. occupational tax	Encompassed within Jefferson Co. occupational tax
Middletown	No Tax	No Tax
Shively	1.50%	1.50%
<b>School District</b>		
Anchorage Independent Schools	0.80% (Non-residents employees exempt)	0.80% (Profits apportioned by local payrolls and sales)
Jefferson County Schools	0.75% (Louisville Metro)	0.75% (Louisville Metro)

Source: Kentucky Society of Certified Public Accountants. Tax Years: County Occupational Tax(es) for 2010; City Occupational Tax(es) for 2010; School District Occupational Tax(es) for 2009-2010



David Tandy, President of Louisville Metro Council, at the Coca-Cola Consolidated grand opening.

*Riverport continues to be the place for businesses to grow. Our message to other companies is you can expand your footprint in Louisville's Riverport.*

*– David Tandy, President  
Louisville Metro Council  
Fourth District Councilman*



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