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Massive facility proposed near Louisville International Airport

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A 1 million-square-foot industrial facility has been proposed on 80 acres along Minors Lane near the Louisville International Airport.

The building would be at the Renaissance South Business Park, on property where another major deal fell through last year. The site is owned by the Louisville Renaissance Zone Corp., the organization that manages the finances and operations of Renaissance South Business Park.

Jackson, Tenn.-based H&M Architects & Engineers has filed an application with Louisville Metro Government to build a 1,027,804-square-foot facility with the option of an expansion that could bring total warehouse space to just under 1.5 million square feet.

According to a rendering submitted with the application, the structure would have a two-story office space with more than 60,000 square feet.

H&M Architects & Engineers is part of H&M Co.Inc., a national engineering and construction firm headquartered in Tennessee that provides a wide range of



FILE PHOTO

A Tennessee real estate company has filed plans to build a giant distribution center on land where a major business deal fell through last year.

services, including architectural and engineering services, site selection assistance and analysis, pre-construction and construction services, project financing and build-to-suit leasing.

The plan does not disclose whether a tenant has been signed for the building or a timeline for construction.

Bradley Anderson, a project manager for H&M, said in an e-mail that his company submitted the plan on behalf of a confidential client but declined further comment.

The company's website shows that H&M has expertise in developing large-scale distribution facilities for major companies. The company has been involved in the development of a Frankfort, Ky., facility for Beam Suntory Inc.; a Cleveland, Tenn., facility for General Electric Co. (NYSE:GE); and a Jackson, Tenn., facility for Kirklands Inc. (NASDAQ: KIRK), according to the website.

H&M states on its website that its areas of expertise are facilities for manufacturing, heavy industrial, power, distribution and office use.

This isn't the first time this property has been singled out for a major distribution center. The 80 acres was part of a planned acquisition of 110 vacant acres at the business park by Missouri-based NorthPoint Development to build a facility of roughly the same size.

Last fall, our media partner WDRB-TV reported that Northpoint had abandoned the nearly \$15 million land deal because of problems it ran into with the site's soil during the due-diligence phase.

The Louisville Renaissance Zone Corp. earlier today authorized the sale of the 110 acres along Minors Lane for \$14 million to an entity called Red Twig LLC. The Renaissance Zone Corp. declined further comment about the pending sale.

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