

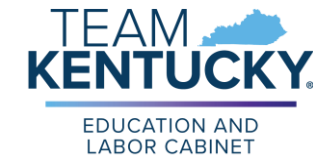
*New*  
**Kentucky**  
Home

# GREEN RIVER COMMERCE PARK

**BUILD READY SITE**

**272 Total Acres Kentucky Site**

**ADAIR COUNTY  
KENTUCKY**



POPULATION  
**273,525**

LABOR FORCE POPULATION  
**119,452**

UNEMPLOYMENT RATE  
**4.9%**

POPULATION GROWTH RATE  
**0.4%**



# ADAIR COUNTY

## COMMUNITY ADVANTAGES

### COMPETITIVE MANUFACTURING ADVANTAGE

Manufacturing is the backbone of this labor market area, employing more residents than any other industry sector and reflecting the strength, experience, and dedication of the local workforce. With a manufacturing concentration more than twice the national average, the county has built a strong industrial foundation and a commitment to continued growth. Companies also benefit from a regional business ecosystem, including the Transportation and Warehousing sector and professionals in Professional, Scientific, and Technical Services, a sector that has grown by 5.2% over the last 10 years.

**41,317**

**MANUFACTURING  
EMPLOYEES**  
LABOR MARKET AREA

**3.6%**

**ADAIR COUNTY  
UNEMPLOYMENT RATE**  
(DECEMBER 2025)

### WORKFORCE TRAINING & SKILLS DEVELOPMENT

The county is home to Lindsey Wilson College and K-12 Technical School Programs that support workforce development. Through initiatives such as the Center for Excellence in Research, Lindsey Wilson strengthens opportunities for community partners to engage in research, innovation, and skill development. The county also benefits from its proximity to Campbellsville University in neighboring Taylor County, expanding access to academic programs, workforce training, and talent pipelines that support regional employers.

**17,700+**

**STUDENTS ENROLLED IN  
CTE COURSEWORK**  
(2024-25, LABOR MARKET AREA)

**1,500**

**GRADUATES EACH YEAR FROM  
LINDSEY WILSON COLLEGE**

### COMMUNITY CONNECTIONS & REGIONAL STRENGTHS

With a cost of living well below the national average, the county provides an affordable environment where families can build a future and businesses can attract and retain employees. The historic downtown square in Columbia, locally owned businesses, strong civic pride, and welcoming communities reflect the character and values. Natural assets like Green River Lake provide year-round opportunities for fishing, boating, camping, and tourism, creating a balanced lifestyle that combines economic opportunity with the outdoor experiences and community connections that make the region unique.

**14.5%**

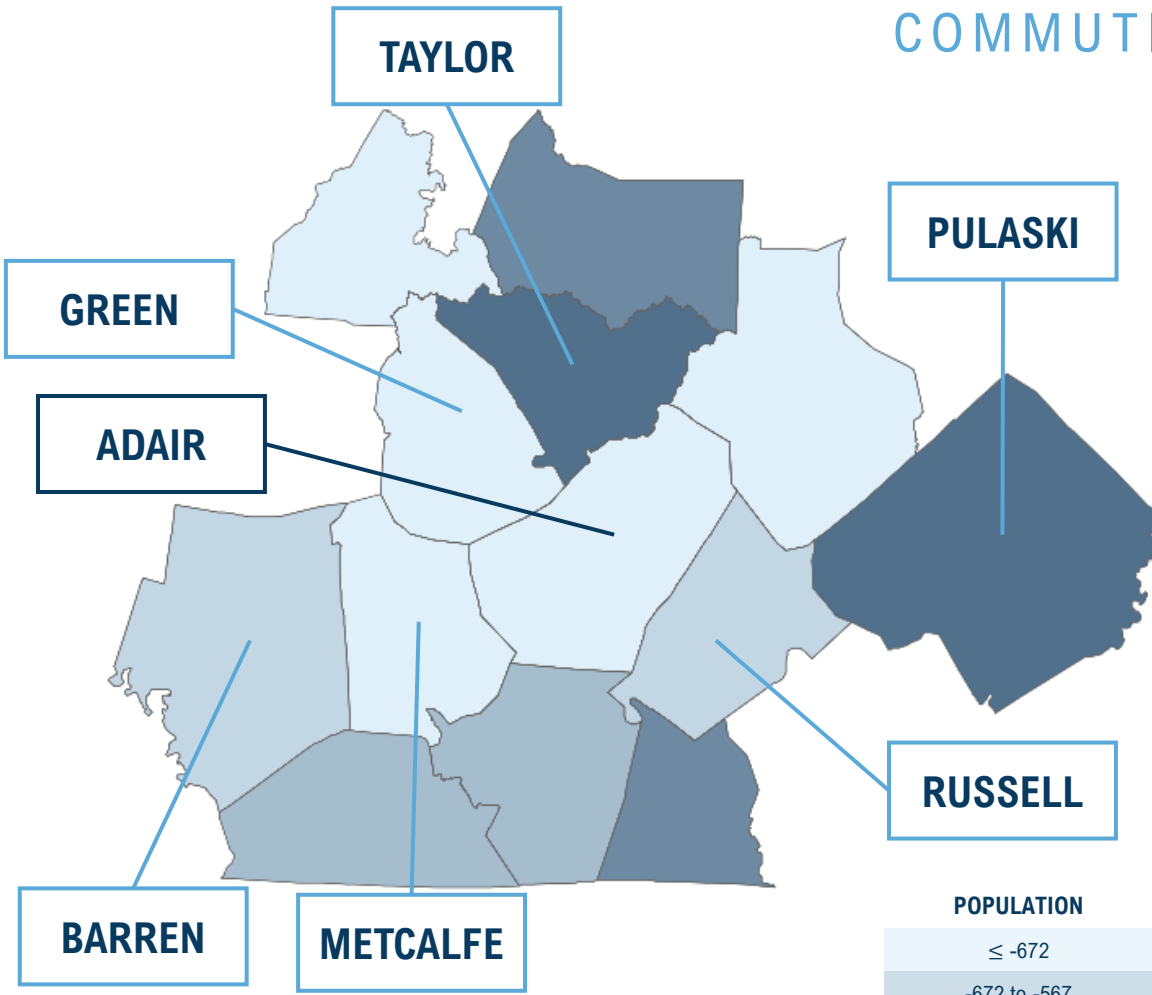
**LOWER COST OF LIVING**  
COMPARED TO U.S.

**6 of 17**

**KY STATE PARKS AND RESORTS**  
WITHIN 13 COUNTY LABOR MARKET AREA

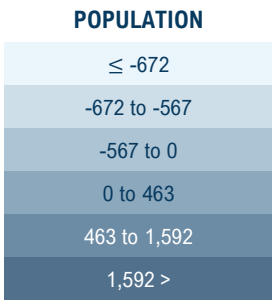
# LABOR AVAILABILITY

## COMMUTING PATTERNS



### NET COMMUTING PATTERNS ADAIR COUNTY LABOR MARKET AREA

JobsEQ, 2026Q1



### WHERE ADAIR COUNTY WORKERS LIVE

| Adair | Russell | Taylor | Green | Barren |
|-------|---------|--------|-------|--------|
| 2,140 | 320     | 228    | 172   | 126    |

| Pulaski | Metcalf | Jefferson | Hart | Other |
|---------|---------|-----------|------|-------|
| 94      | 86      | 71        | 62   | 1,222 |

### In Goods Producing Industry Sectors

719 Workers Commuting Out



### In All Other Services & Industry Sectors

813 Workers Commuting Out



KYSTATS/Kentucky Commuting Patterns Report, 2025

# LABOR AVAILABILITY

## BY INDUSTRY & OCCUPATION

| INDUSTRY                                                    | EMPLOYMENT |
|-------------------------------------------------------------|------------|
| Manufacturing<br>NAICS: 31                                  | 16,900     |
| Construction<br>NAICS: 23                                   | 6,306      |
| Professional, Scientific, & Technical Services<br>NAICS: 54 | 2,680      |
| Transportation & Warehousing<br>NAICS: 48                   | 3,824      |

### WORKING POPULATION

|                                      |                                               |                                    |
|--------------------------------------|-----------------------------------------------|------------------------------------|
| 54.7%                                | 75.1%                                         | 39K                                |
| Labor Force<br>Participation<br>Rate | Prime-Age<br>Participation Rate<br>(25 to 54) | Associate's<br>Degree or<br>Higher |

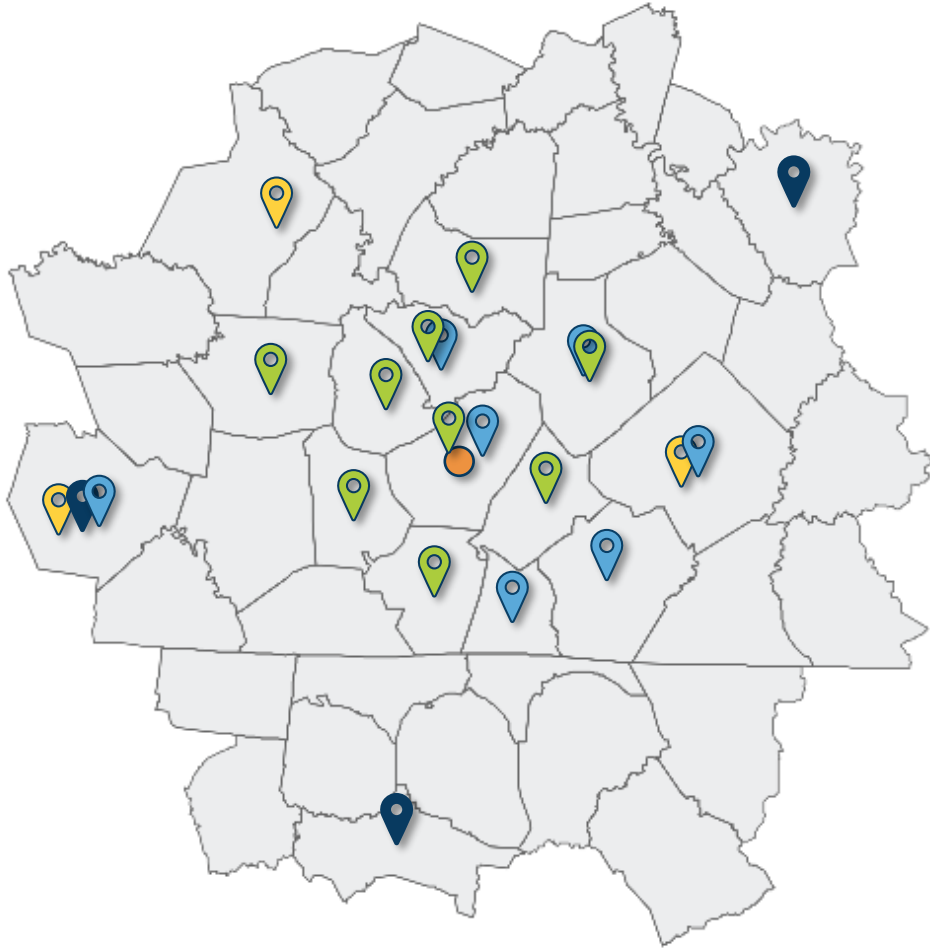
### LABOR SHED

|                                          |                                             |
|------------------------------------------|---------------------------------------------|
| 47.3%                                    | 52.7%                                       |
| Jobs Filled By Adair<br>County Residents | Jobs Filled By Commuters<br>to Adair County |

| OCCUPATION                                                      | EMPLOYMENT | ANNUAL WAGES |
|-----------------------------------------------------------------|------------|--------------|
| General & Operations Managers                                   | 2,362      | \$87,500     |
| Chemical Engineers                                              | 5          | \$117,200    |
| Electrical & Electronics Engineers                              | 50         | \$102,000    |
| Industrial Engineers, Including Health and Safety               | 314        | \$93,600     |
| Mechanical Engineers                                            | 197        | \$100,500    |
| Engineering Technologists & Technicians, Except Drafters        | 247        | \$64,400     |
| Industrial Machinery Installation, Repair & Maintenance Workers | 1,009      | \$61,700     |
| Logisticians & Project Management Specialists                   | 486        | \$77,100     |
| First-Line Supervisors of Production & Operating Workers        | 966        | \$65,300     |
| Inspectors, Testers, Sorters, Samplers & Weighers               | 774        | \$46,700     |
| Laborers & Material Movers                                      | 5,909      | \$38,600     |

# TALENT DEVELOPMENT

## EDUCATION & WORKFORCE PARTNERS



### Site Location

### KCTCS Campuses

- **Southcentral Kentucky Community & Technical College** | Glasgow & Bowling Green
- **Elizabethtown Community & Technical College** | Elizabethtown
- **Somerset Community College** | Somerset

### Kentucky Career Centers (KCC)

- Columbia, KY
- Campbellsville, KY
- Liberty, KY
- Somerset, KY
- Monticello, KY
- Albany, KY

### Area Technology Centers

- Adair County High School
- Casey County Area Technology Center
- Cumberland County High School
- Green County High School
- Hart County High School
- Lakeview Academy
- Marion County Area Technology Center
- Metcalfe County High School
- Russell County High School
- Taylor County High School

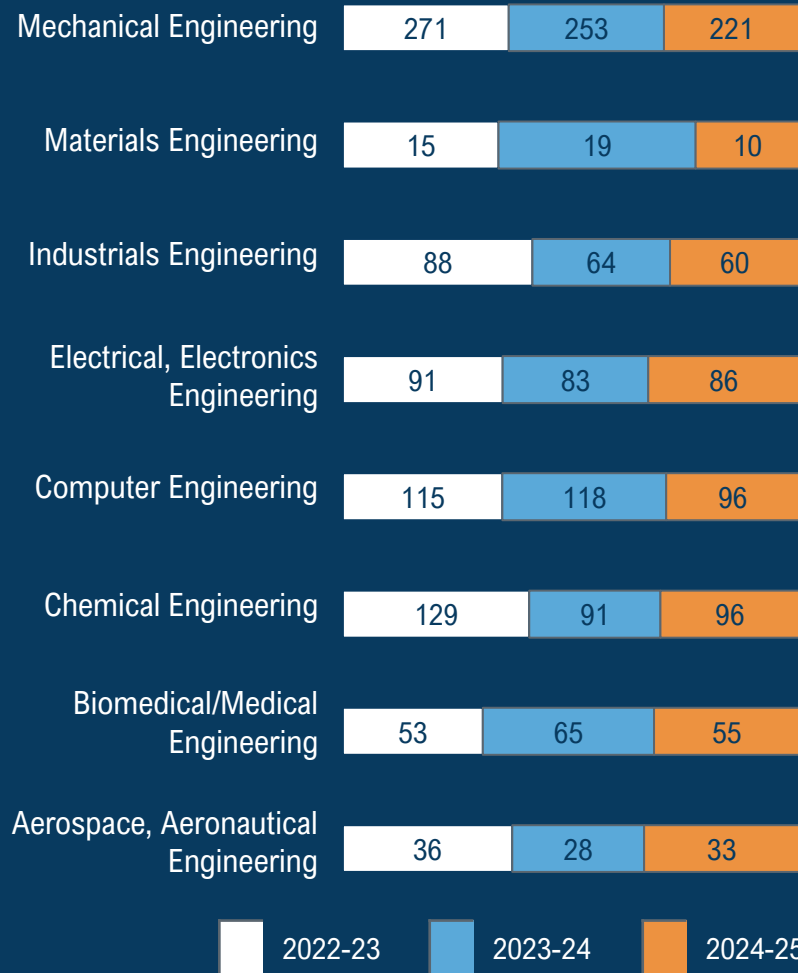
### 4-Year Public Universities

- **Eastern Kentucky University** | Madison County
- **Tennessee Tech University** | Putnam County, Tennessee
- **Western Kentucky University** | Warren County

# TALENT DEVELOPMENT

## POST-SECONDARY EDUCATION, ENGINEERING

### STATEWIDE DEGREES AWARDED



Site 73.5 Miles from  
Main Campus



84.5 Miles from  
Main Campus



89.7 Miles from  
Main Campus

### OGDEN COLLEGE OF SCIENCE & ENGINEERING

- **275+** Engineering Credentials Awarded Annually (2021–2024)
- Industry-funded **Center for Energy Systems (CES)** focuses on improving energy use, product performance, and system design
- Active membership with Oak Ridge Associated Universities, providing research opportunities with national laboratories and federal agencies

### COLLEGE OF S.T.E.M.

- 50+ Engineering & Industrial Mgmt (B.S.) Degrees Awarded (2021-2024) + 50+ Engineering & Industrial Mgmt (M.S.) Degrees Awarded (2021–2024)
- Commonwealth's only Bachelor of Science in Manufacturing Engineering, launched in Fall 2023 to address growing workforce demand in advanced manufacturing, automation, robotics, quality, and lean systems
- Manufacturing Engineering curriculum is guided by an Industry Advisory Council featuring employers such as Lockheed Martin, Valvoline

### COLLEGE OF ENGINEERING

- 400+ Engineering (B.S.) Degrees Awarded (2021-2024) in seven disciplines, with the highest concentrations in Computer Science and Mechanical Engineering
- **Advanced Research Centers:** Home to the Machine Intelligence and Data Science (MInDS) Center, Center for Manufacturing Research, and the Department of Energy Industrial Assessment Center
- Tennessee Tech faculty are contributing to NASA's Artemis lunar exploration efforts, supporting scientific research for the Artemis missions planned for 2028

# TALENT DEVELOPMENT

## POST-SECONDARY EDUCATION

### 2-YEAR CREDENTIAL PROGRAMS



#### Southcentral Kentucky Community & Technical College

Site 42.8 Miles from Glasgow Tech Campus

##### PROGRAMS

- Automotive Mechanics Technology
- Computer & Information Sciences
- Engineering & Electronics Technology
- Industrial Maintenance Technology
- Machine Shop Technology
- Welding



#### Elizabethtown Community College

Site 45.4 Miles from Springfield Campus

##### PROGRAMS

- Agricultural Production Operations
- Automation, Industrial & Robotics
- Computer Aided Drafting & Design
- Computerized Manufacturing & Machining
- Electrical Technology
- Engineering & Electronics Technology
- Industrial Maintenance Technology
- Manufacturing Engineering Technology
- Welding



#### Somerset Community College

Site 48.3 Miles from Somerset Campus

##### PROGRAMS

- Aircraft Powerplant Technology
- Carpentry
- Computer Aided Drafting & Design
- Cybersecurity Defense Strategy & Policy
- Electrical Technology
- Engineering & Electronics Technology
- Industrial Maintenance Technology
- Machine Shop Technology
- Plastics & Polymer Engineering Technology
- Welding

# SWATT

## STATEWIDE WORKFORCE & TALENT TEAM

The SWATT team uses data-informed strategy to improve coordination and responsiveness among Kentucky's workforce partners.

**Strengthen** alignment across state, regional, and local partners.

Building on SWATT's unified approach to workforce solutions, Kentucky's Workforce Talent Project Managers (WTPMs) transform strategic vision into tangible results.

**Streamline** communication and delivery for employers and partners.

Dedicated Workforce Talent Project Managers bring this vision to life as the mechanism that streamlines service delivery to Kentucky's companies.

**Increase** employer engagement and trust in workforce programs.

WTPMs ensure that regional partners have a collaborative ally, and employers have a single, trusted point of contact for all state workforce resources.



# INDUSTRIAL & WORKFORCE DEVELOPMENT RESOURCES

## **Columbia-Adair County Economic Development Authority**

The Columbia-Adair County Economic Development Authority partners with businesses to support growth, facilitate site selection, connect employers with resources, and attract new investment that strengthens Adair County's economy.

## **Kentucky Community & Technical College System (KCTCS)**

Serving more than 5,300 companies annually for all sectors, KCTCS Workforce Solutions is the largest provider of customized, business-first workforce training in the state. It offers flexible, innovative solutions that build businesses and increase productivity across Kentucky.

## **Kentucky Federation for Advanced Manufacturing Education (KY FAME)**

KY FAME is an apprenticeship-style workforce development program created through a partnership of regional manufacturers. It delivers a structured career pathway that blends technical classroom instruction with paid, hands-on training, building a steady pipeline of highly skilled advanced manufacturing talent.

## **Industrial Registered Apprenticeship Program (IRAP)**

An IRAP is an employee training program that combines on-the-job training and classroom instruction. Apprentices work under the supervision of experienced industry professionals who mentor and guide them, ensuring that they gain both technical expertise and real-world experience. IRAP helps employers develop a highly skilled workforce, reduce recruitment challenges, and improve employee retention, all while building a pipeline of qualified talent for the future.

## **Kentucky Manufacturing Extension Partnership (KY-MEP)**

KY-MEP is part of the MEP National Network, a nationwide system of experts and resources dedicated to advancing U.S. manufacturing. The network is administered by the National Institute of Standards and Technology (NIST), which operates under the U.S. Department of Commerce.

## **APEX Accelerator**

APEX Accelerator is an organization focused on helping businesses navigate and succeed in government contracting by providing comprehensive procurement assistance, including guidance on federal, state, and local contracting requirements. Their services offer tailored support in registrations, compliance, market research, and bid preparation, empowering Kentucky companies to compete effectively, expand into government and defense markets, and reduce risk through informed decision-making.