



**FOR LEASE** | **334,772 SF**  
**7845 CARNEAL RD** | **WEST PADUCAH, KY**

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**INVESTORS**

*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



DIRECTLY ADJACENT TO  
THE TRIPLE RAIL SITE



ADDITIONAL LAND  
AVAILABLE FOR EXPANSION



ADJACENT TO BIG RIVERS  
SUBSTATION: 15MW



PLANNED RENOVATIONS  
Q1 2026: WHITE-BOX,  
LED LIGHTS, EXTERIOR  
PAINT, PARKING LOT,  
NEW ROOF, NEW  
DOCKS, & MORE



CLOSE PROXIMITY  
TO THE PADUCAH  
GASEOUS DIFFUSION  
PLANT



# PROPERTY DETAILS

7845 CARNEAL RD | WEST PADUCAH, KY

AVAILABLE SPACE	334,772 SF
DOCK DOORS	7
DRIVE-IN DOORS	13
CLEAR HEIGHT	25' Peak   14' Eave
COLUMN WIDTH/DEPTH	24' x 10'
ROOF	Metal, Pitched
WALLS	Metal & Masonry
FLOORS	6" Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	100% Wet
POWER	277/480v   3 Phase
PARKING	185 Surface Spaces
LAND AREA	29.15 Acres
RAIL ACCESS	Rail Possible via Canadian National
STORAGE SILOS	One 20,000 gal, Heated   Ten 104,000 lb
ZONING	Industrial
PARCEL ID	054-00-00-023.01



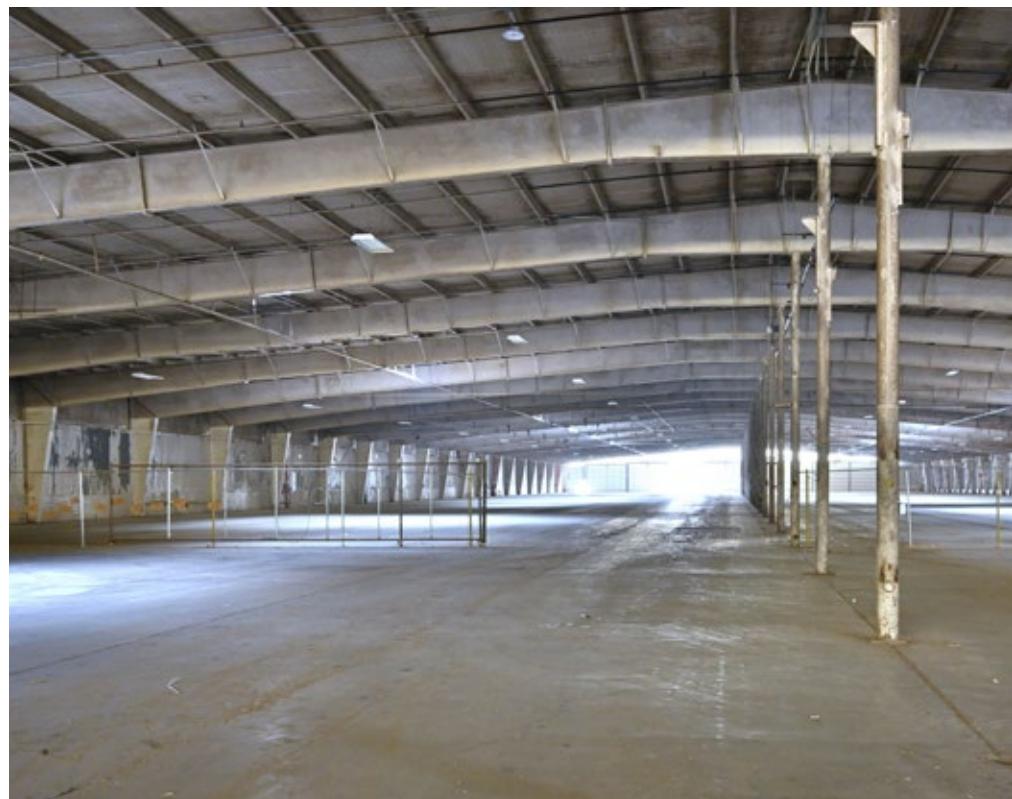
WASTEWATER TREATMENT SYSTEM



FULLY FENCED



CONVENIENT ACCESS TO I-24



# PADUCAH: AN AREA POSITIONED FOR TRANSFORMATION

## TRIPLE RAIL SITE

- Over 800+ acres of greenfield land slated for large-scale industrial development (owned by EDC)
- All utilities in place, each having a significant amount of excess capacity
- Triple service providing direct access in all directions: North, South, East, and West
- Barge access at the confluence of the Ohio, Tennessee, and Cumberland rivers, and just miles from the Mississippi River

## GASEOUS DIFFUSION PLANT

- Previously the last government-owned uranium enrichment facility operating in the United States
- One of four DOE nuclear complex properties identified as suitable homes for new data centers for artificial intelligence (AI) and electric power generation
- General Matter, a US uranium enrichment startup, set to invest \$1.5 billion to create a new commercial uranium enrichment facility on 100 acres excess land at Diffusion Plant

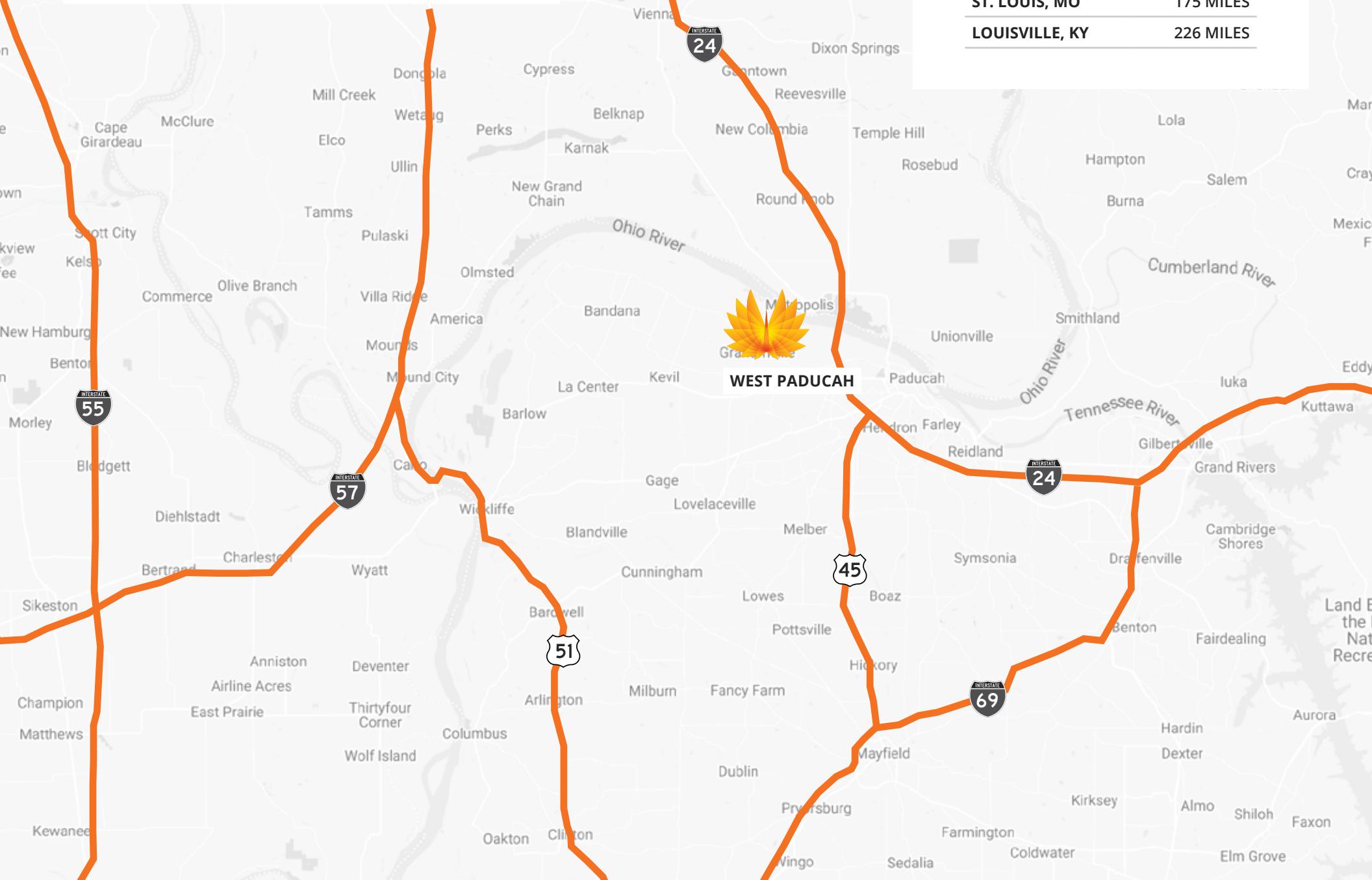
# SITE PLAN

7845 CARNEAL RD | WEST PADUCAH, KY



# LOCATION MAP

7845 CARNEAL RD | WEST PADUCAH, KY



I-24	6 MILES
NASHVILLE, TN	147 MILES
ST. LOUIS, MO	175 MILES
LOUISVILLE, KY	226 MILES