

# WAREHOUSE AND FLEX SPACE - FOR LEASE

📍 5350 Enterprise Dr, Paducah, KY 42001

## RENTAL RATE

- **\$8.50 PSF - Triple Net**

## PROPERTY FEATURES

- 80'x125' Warehouse with up to 10,000 +/- SF - 1.32 acres
- Owner will build to suit for tenants needs
- 150,000 BTU gas heater in each tenant space (included in base rent)
- Spacious and flexible layout to accommodate various business needs
- 18' clear height - 6inch concrete pad
- 400-amp electrical service per tenant space (3-phase available, not included in base rent)
- Two points of ingress/egress
- Four 14'x14' overhead doors with 10' concrete pads for easy loading
- Fully insulated to modern code – includes R-38 roof insulation and R-19 wall insulation, allowing the building to be fully heated and cooled. This significant upgrade over standard warehouse space provides flexibility for year-round conditioned use.
- 31,000 sq. ft. gravel laydown area for truck and trailer maneuverability.

## LOCATION HIGHLIGHTS

- Prime location along one of Paducah's busiest retail and dining corridors
- Located between Kentucky Oaks Mall and McCracken County High School
- Quick Access to I-24 Exits 3 and 4. Minutes from Barkley Regional Airport
- Zoned Commercial
- Located in McCracken Co
- High traffic volume and proximity to major new developments



**DAWN ARNOLD**  
BROKER

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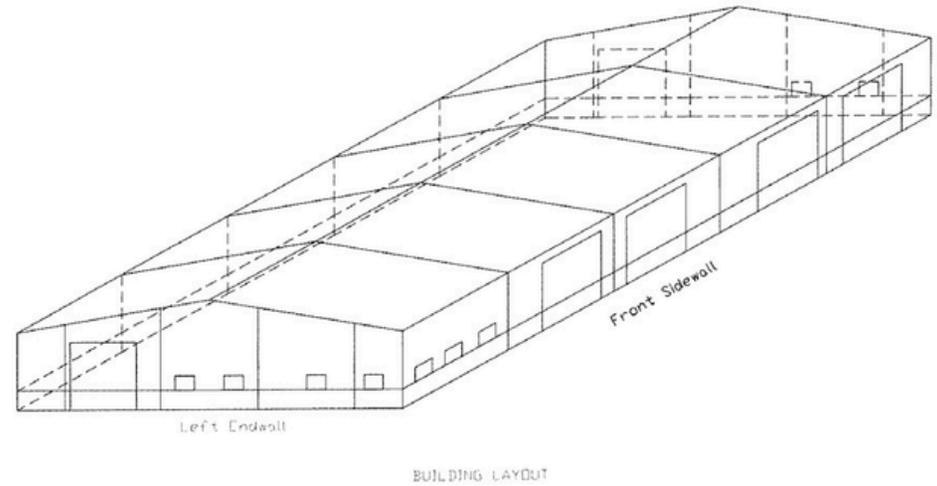
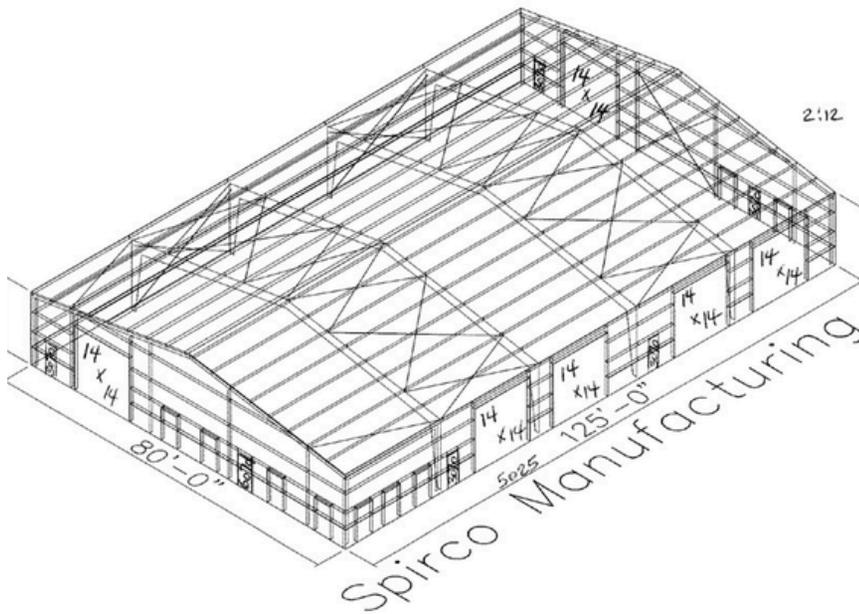
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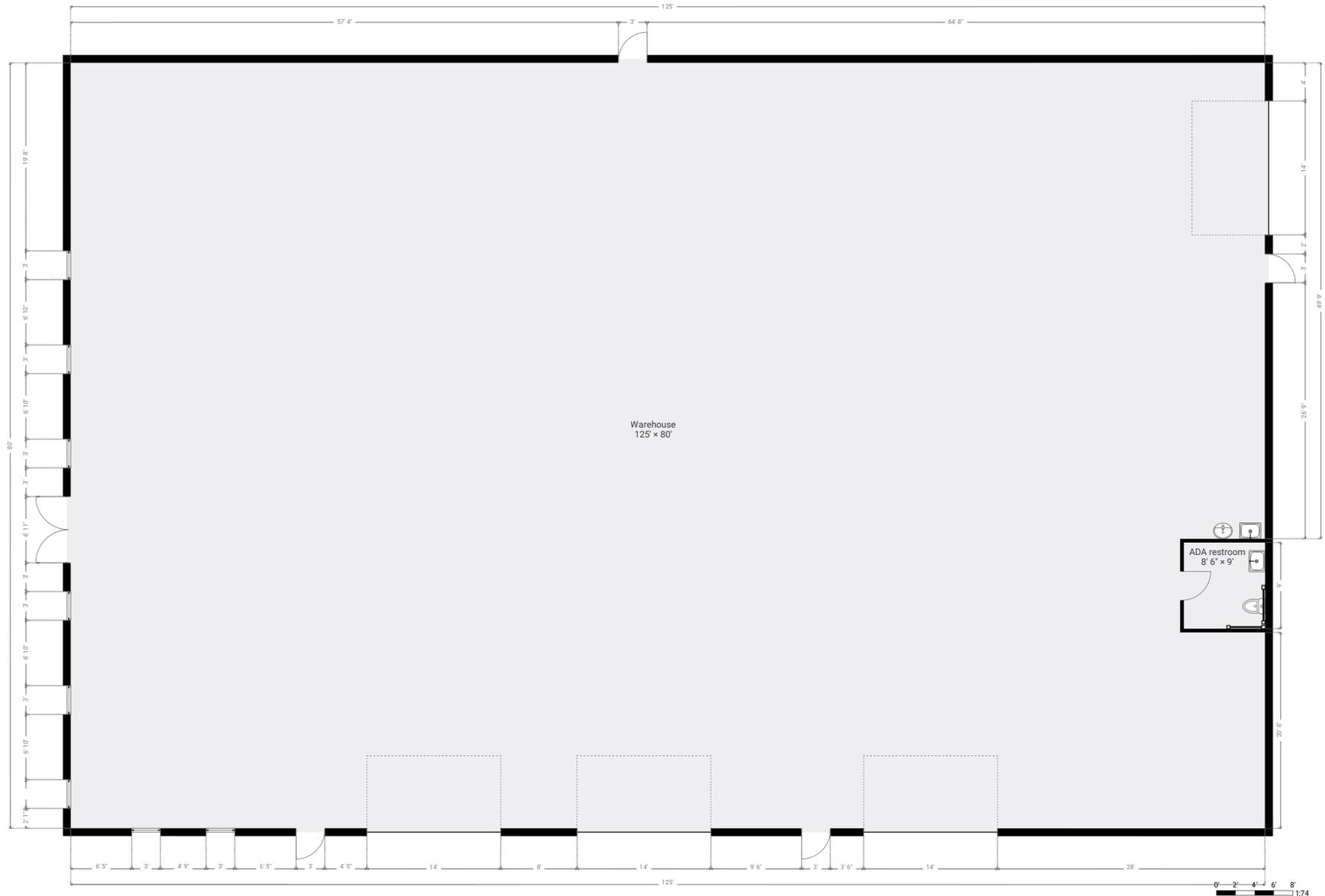
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▼ 125x80 PEMB 18 ft. Sidewalls





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## PHOTOS



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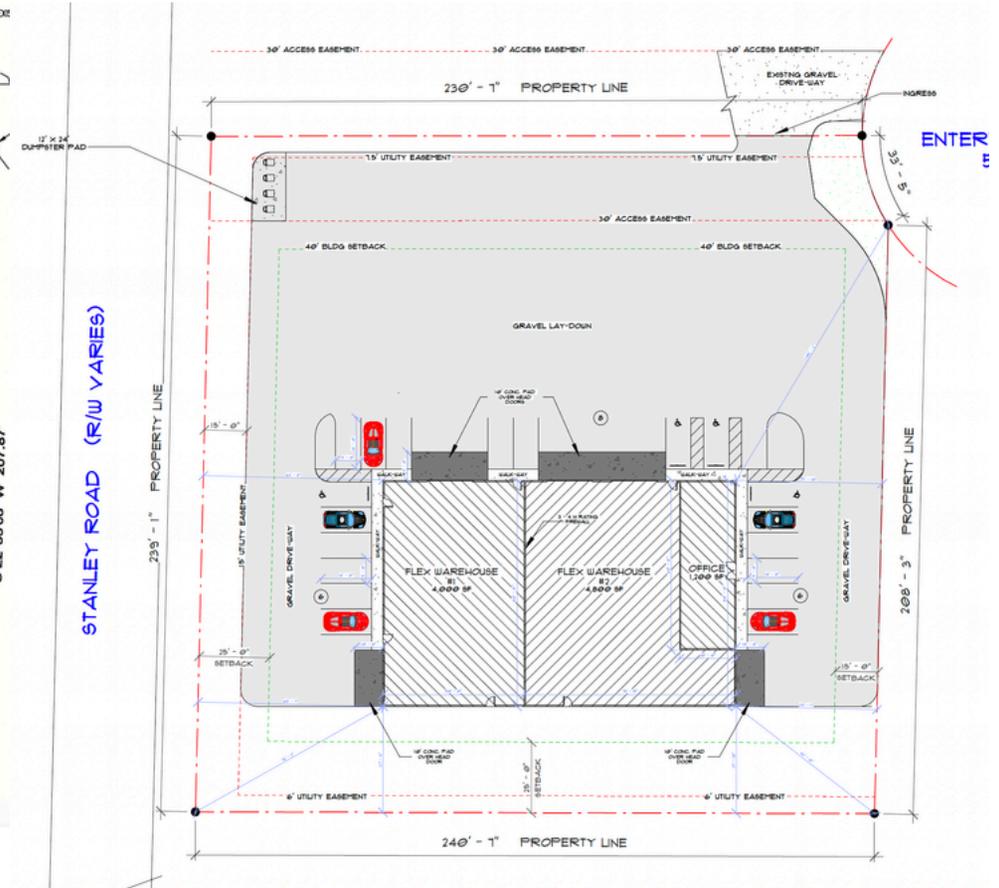
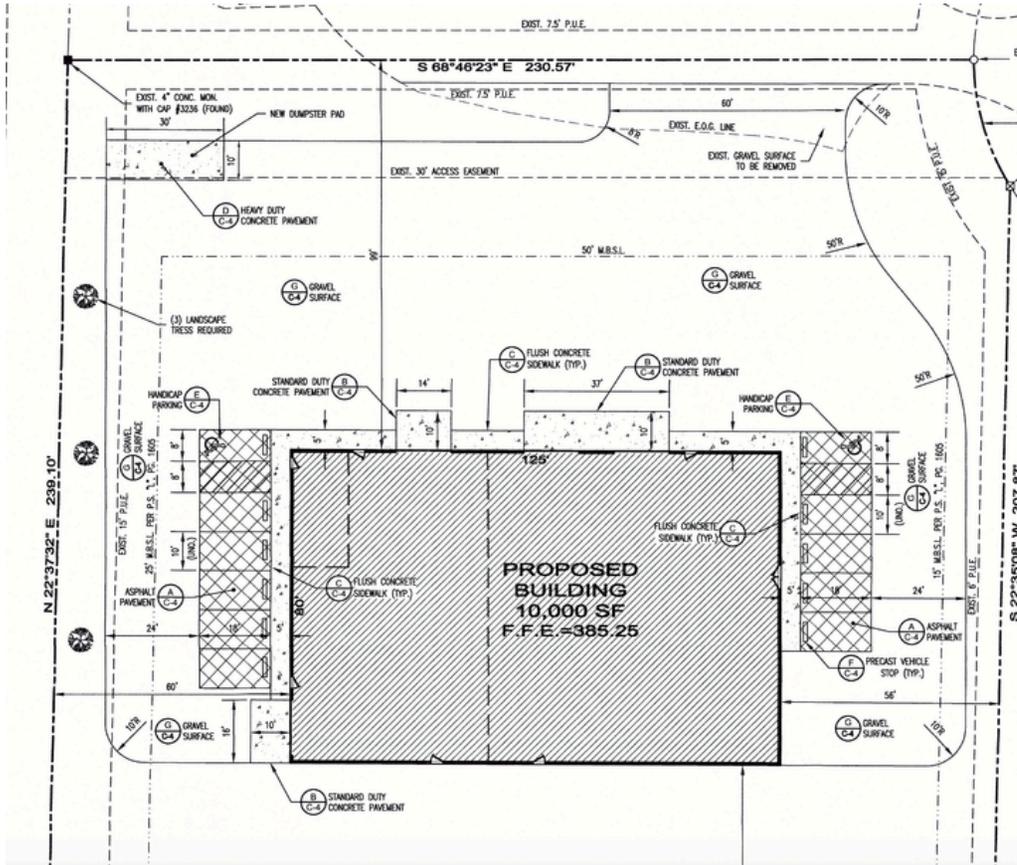
## RENDERINGS



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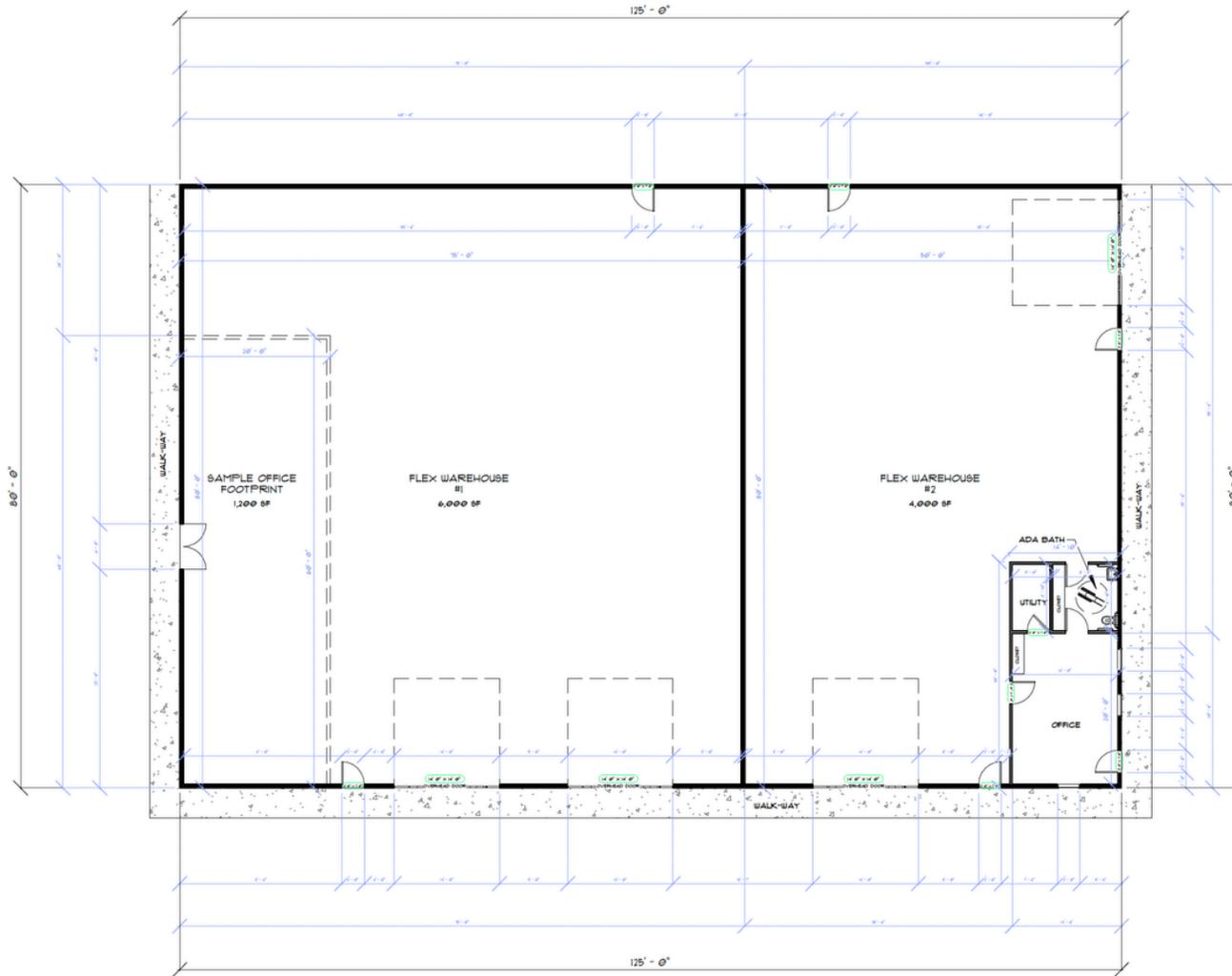
## SITE PLAN



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## PROPOSED LAYOUT



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## WAREHOUSE PLAN

1/16" = 1'-0"

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