

INDUSTRIAL WAREHOUSE/FLEX SPACE- FOR LEASE

📍 8705 Cairo Road, Paducah, KY 42086

FOR LEASE DETAILS

- \$8.5psf/year - Triple Net Lease
- Additional 2.5 acre adjacent lot available
- Tenant Build Out Options

PROPERTY HIGHLIGHTS

- 2.71 Acre Lot
- 34,320 sf (132' x 260') Industrial Building
- 720sf (24' x 30') Garage
- 71 Parking Spaces
- Full Semi-Truck Access at Hard Corner

BUILDING HIGHLIGHTS

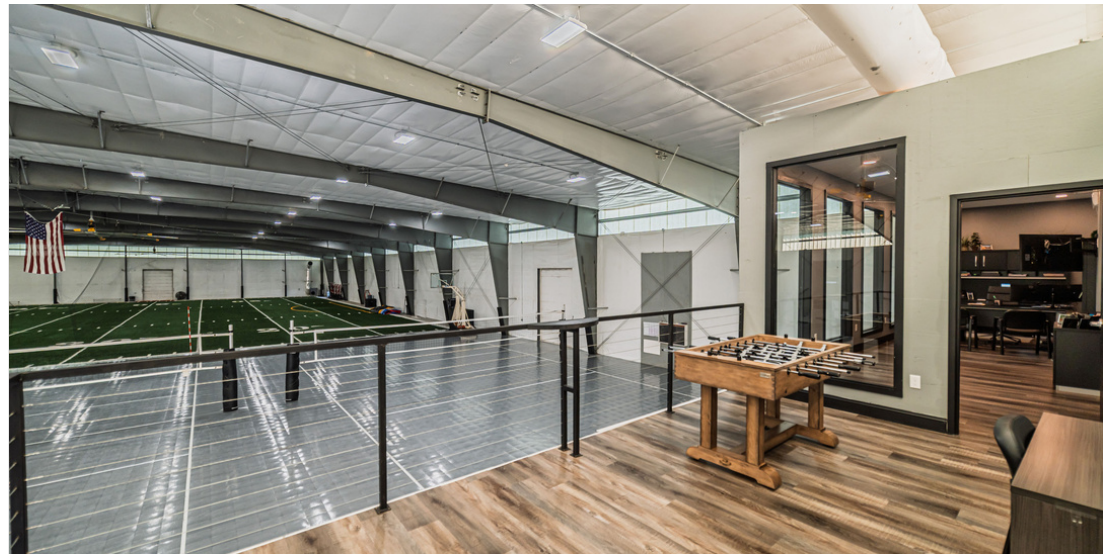
- Heavy Industrial Utility Capability
- 3-Phase / 480V Electrical Service
- LED Warehouse Lighting
- Five 10-Ton HVAC Units
- Dedicated Office
- 24-Foot Clear Height with Clear-Span layout
- Three Oversized Industrial Circulation Fans
- Easy Truck Maneuverability and Access

IDEAL USES

- Regional Distribution
- Logistics Hub
- Warehouse/Fulfillment
- Manufacturing & Assembly
- Contractor Operations Facility
- Fleet & Service Center
- E-Commerce Distribution
- Equipment Storage & Operations
- Food & Beverage Distribution
- Last-Mile Delivery Operations
- Athletic Clubs

Expansion Potential

- Additional ±4,000 SF expansion permitted
- Potential future loading dock installation
- Parking expansion capacity to 210 spaces



DAWN ARNOLD
OWNER/PRINCIPAL BROKER

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AREA HIGHLIGHTS

Prime location along one of Paducah's busiest corridors
Located in McCracken County Zoning: Light Industrial (ML)
Located Next to Barkley Regional Airport (PAH)
Quick Access to I-24 Exits 3 and 4. Minutes from Barkley Regional Airport
High traffic volume and proximity to major new developments
8 Miles- General Matters uranium enrichment site
10 Miles from Global Laser Enrichment (GLE) site

Centrally located in the Purchase Area Region of West KY
Paducah's trade area includes:
Mayfield, KY - 10,024 (WKCTC)
Metropolis, IL - 6,465
Benton, KY - 4,349
Murray, KY - 17,741 (Murray State)
Union City, TN - 10,895
Martin, TN - 11,473 (UT Martin)
Paducah comprises a 15-county region encompassing 4,396 square miles, home to more than 250,000 people

TRAFFIC COUNTS

- 12,700+/- VPD on Hwy 60 | Cairo Road
- 47,586 +/- VPD on I-24

DEMOGRAPHICS

	5-Mile	15-Mile	25-Mile
Population	45,800	92,655	153,851
Avg. HH Income	\$89,839	\$88,727	\$83,182
Total Households	19,924	39,433	63,765
Daytime Population	58,581	98,630	160,084



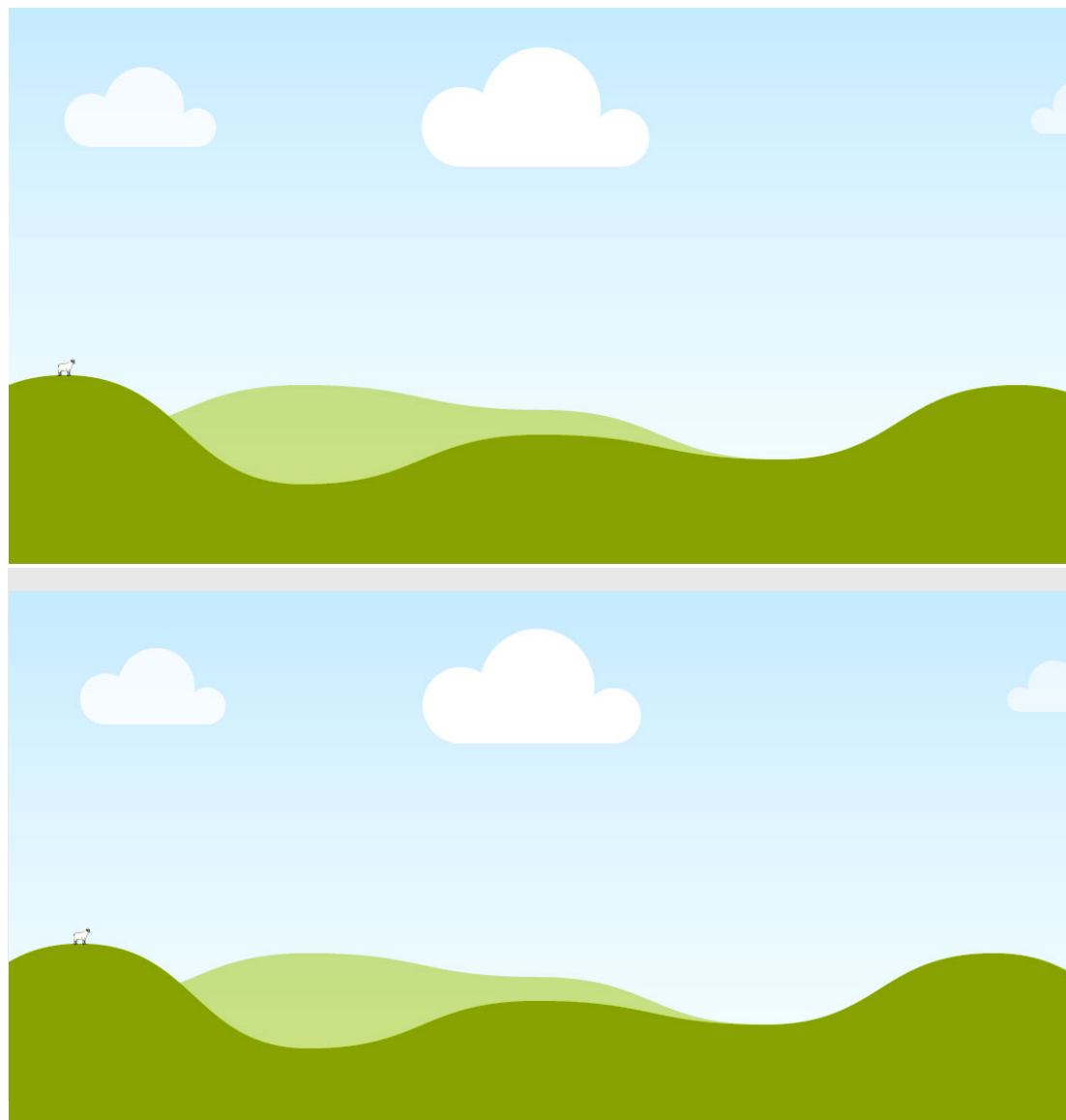
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SITE



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PHOTO PAGE

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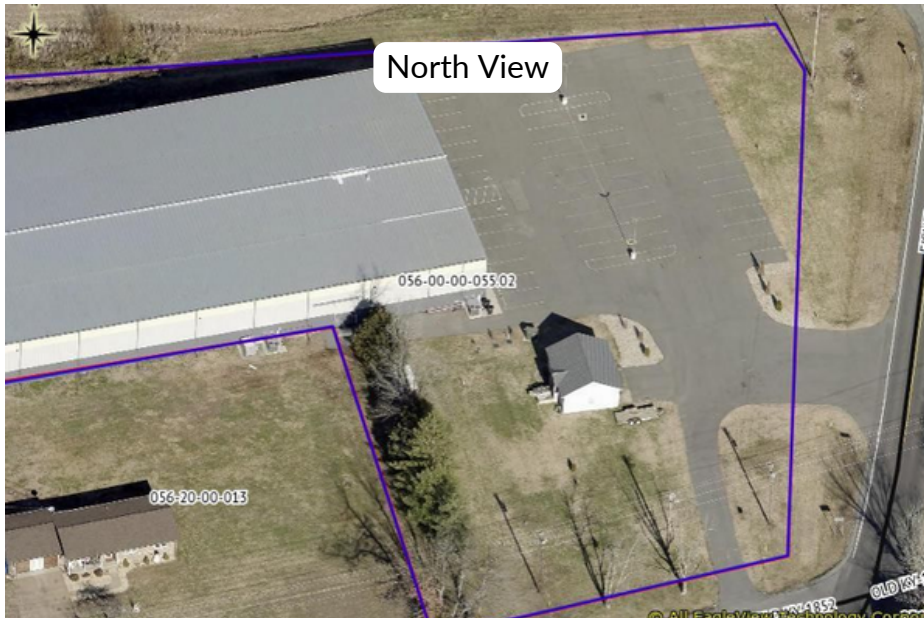
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PHOTO PAGE

ABOUT THIS PROPERTY:

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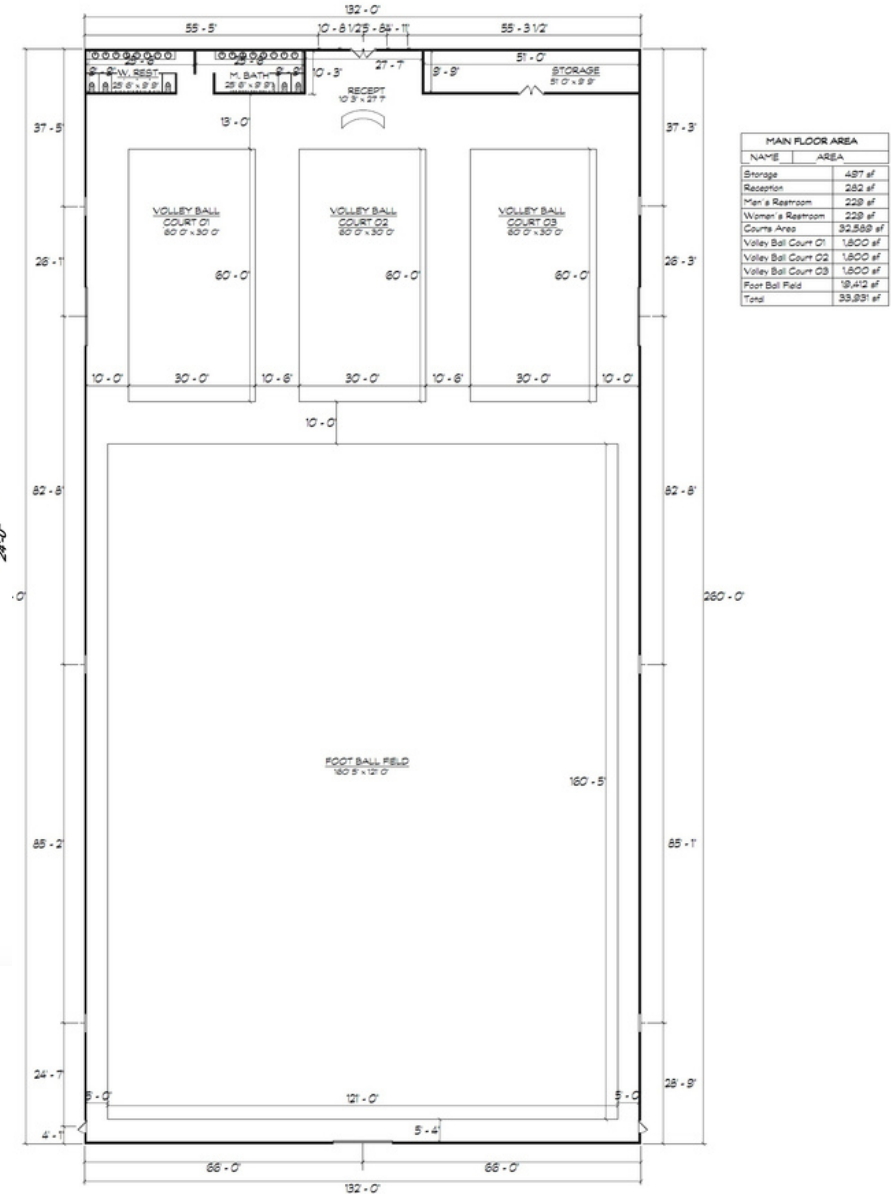
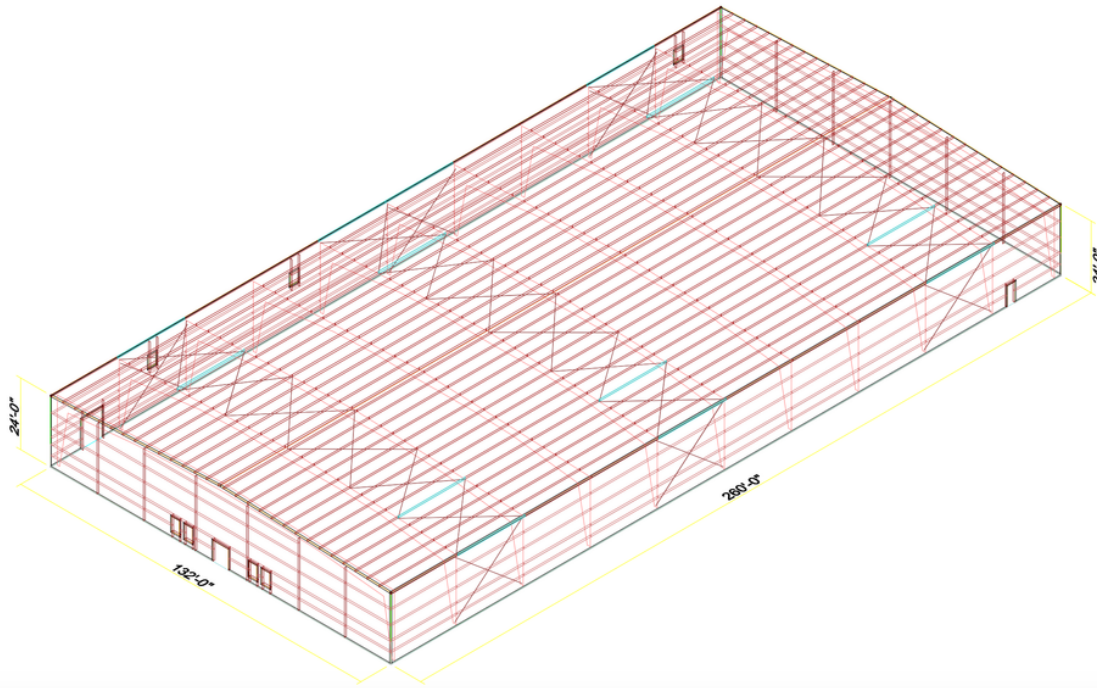
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AS BUILT - FLOOR PLAN



① PRELIMINARY FLOOR PLAN

SM01503 - CP Properties - DSG

Rev Date: October 24th 2019

[Link to as built drawings](#)

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SITE PLAN

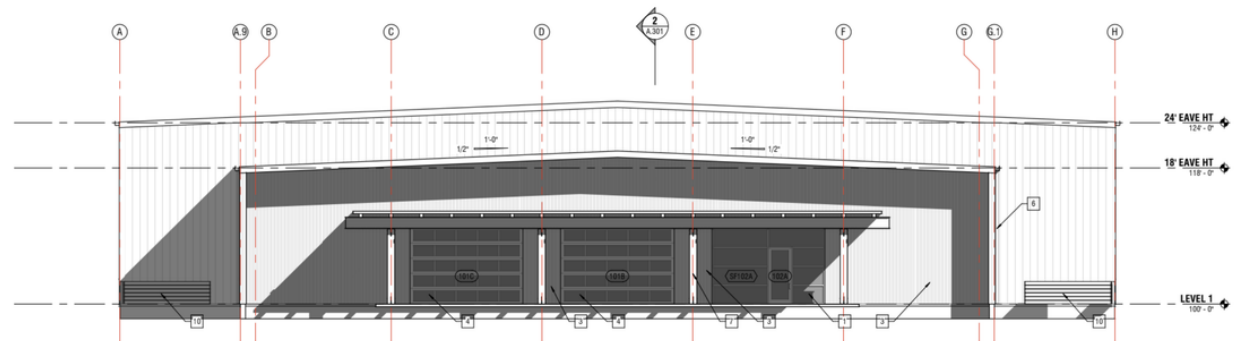
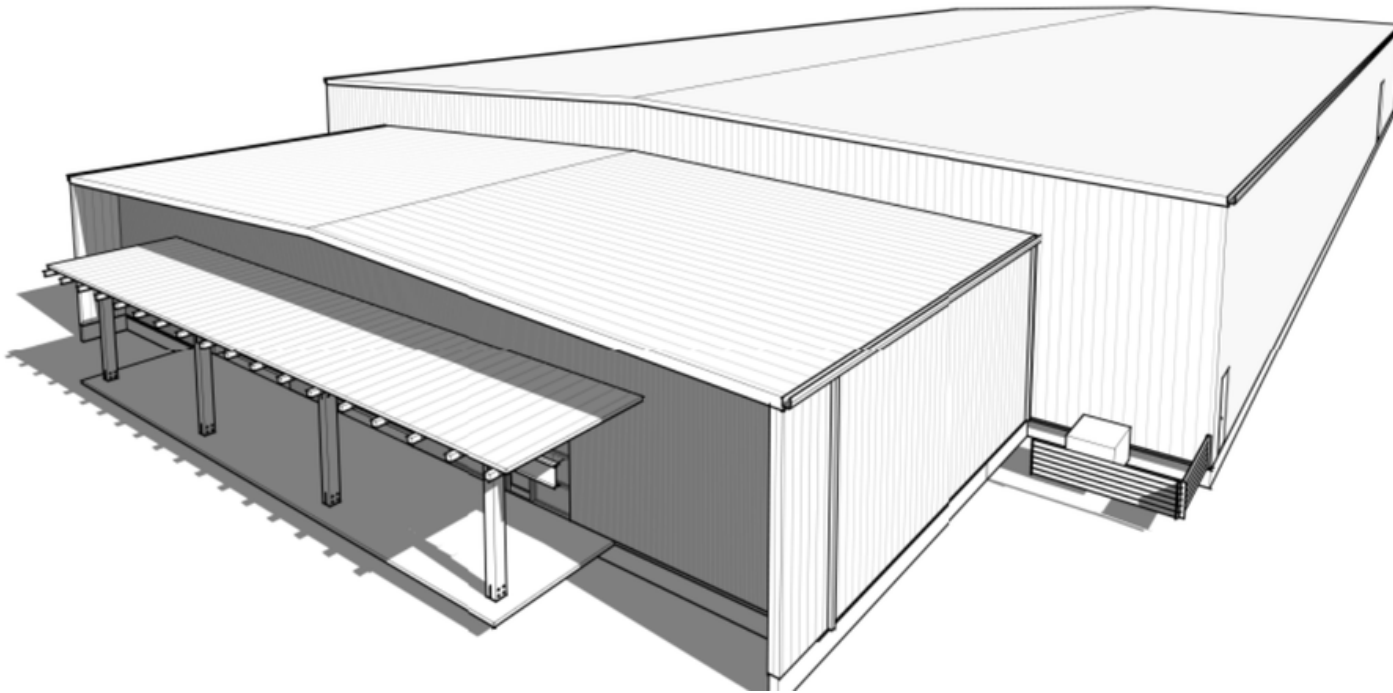
[Link to as built drawings](#)

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Expansion + Loading Dock

[Link to Drawings for Loading Dock | Expansion on Rear of Building](#)



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LOCAL MAP



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LOCAL MARKET



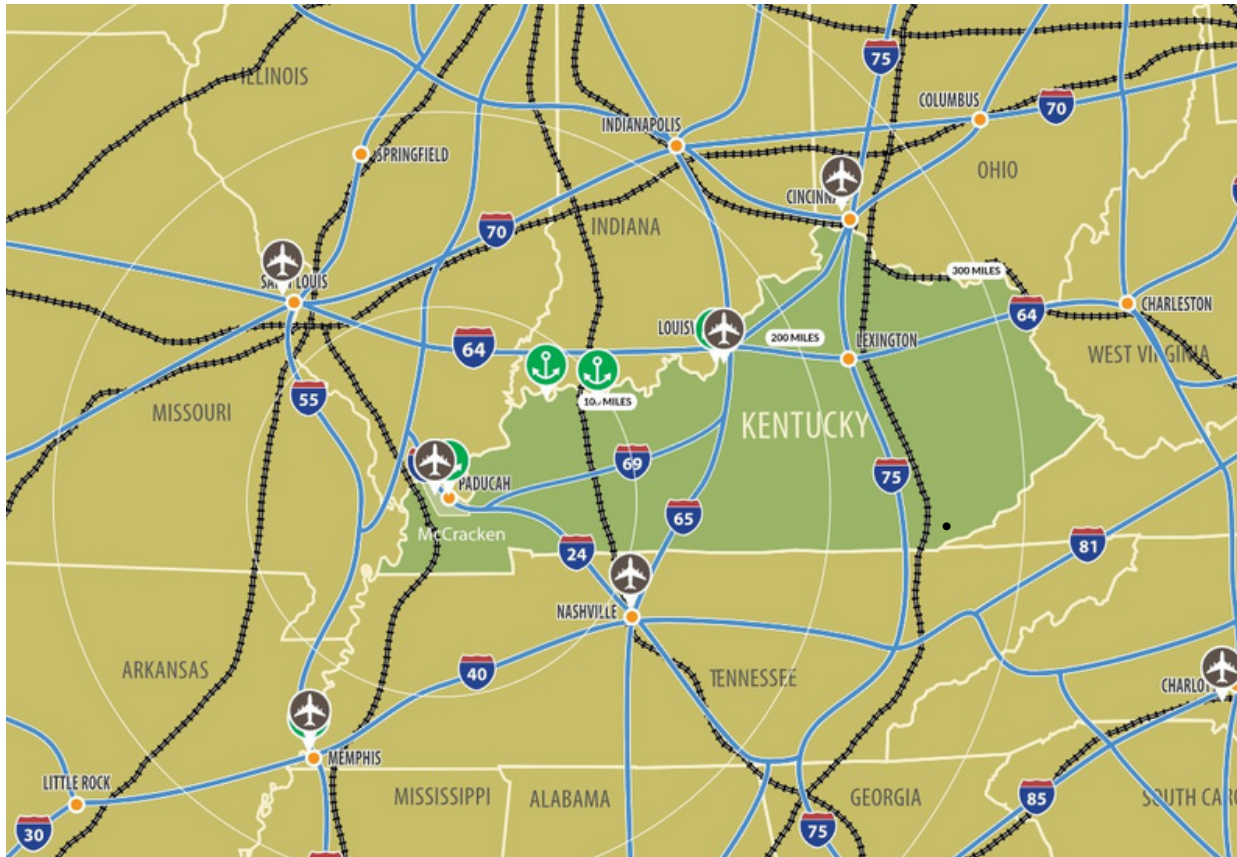
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INDUSTRIAL BUILDING FOR LEASE

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LOGISTICS & LOCATION ADVANTAGES

Centrally positioned to serve Western Kentucky, Southern Illinois, Southeast Missouri, and Northwest Tennessee



TRUCK - Interstate Efficiency

Reach 67% of the U.S. within 24 hours with immediate access to I-24 and the I-69 corridor nearby.

BOAT - Five River Routes

Where three rivers join, with the Mississippi River just 50 miles away, plus access to the Tenn-Tom Waterway.

TRAIN - Class I Connections

Direct service by CN and BNSF, with low-cost, high-quality short line access to CSX and NS through P&L Railroad.

AIR - Barkley Regional Airport

Passenger services, as well as air freight capacity and a separate private terminal for private flights.

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PADUCAH OVERVIEW

AREA OVERVIEW

Plug into the power of Paducah to amp up financial advantages that support maximum growth and profitability. While Paducah's low-cost environment provides an ongoing boost to your bottom line, the state of Kentucky rewards your job creation at every turn, providing eligible projects with lucrative incentives ranging from no-cost workforce training and assistance to sales and use tax abatement to jobs tax credits and much more.

The Paducah labor pool offers superior size: Approximately 120,000 workers in a labor shed encompassing 11 counties in Western Kentucky and Southern Illinois. Named one of the "Most Charming Small Towns in America" by the Travel Channel and Travel Pulse, and ranked as one of "America's Top 10 Small Towns for Shopping" by USA Today.

Geographically Centered

Located in the far western corner of Kentucky between the Ohio and Tennessee River. Travel easy with close proximity to Nashville and St Louis along I-24.

Healthcare

Residents regularly travel from four states to Paducah, drawn by two state-of-the-art hospitals, Baptist Health and Mercy Health plus a variety of specialized care, diagnostic and rehabilitation centers.

Diverse Economic Base

Thanks to Paducah's low cost, low traffic, low stress and abundance of nature trails and parks the feel good, live well mentality stays positive. McCracken County boasts a wide array of manufacturing enterprises. It's strategic location along the Ohio River supports a vital maritime industry, including three of Paducah's largest employers, Ingram Barge, Marquette Transportation and James Marine, Inc. The county's tourism industry generated more than \$273.54 Million in 2019 and supports more than 3,000 jobs.

Education

With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including Murray State University, Paducah Campus, West Kentucky Community and Technical College, University of Kentucky College of Engineering, Paducah Campus, and other area universities including MSU (45 miles), SEMO (73 miles), SIU (68 miles), and UT Martin (62 Miles).

Healthcare

Feel good, live well: It's easier in Paducah, thanks to low costs, low traffic, low stress, and an abundance of gorgeous parks and trails that invite four-seasons recreation. The power of Paducah to help residents live life to the fullest is also assured by award-winning healthcare facilities and service. Patients flock to Paducah from across a four-state region, drawn by the outstanding outcomes and preeminent reputations of providers including Baptist Health Paducah, Mercy Health-Lourdes Hospital, and Norton Children's Hospital Outpatient Clinic.



Paducah American Energy Hub

A collaborative \$100 billion investment (the largest capital investment in Kentucky history) was announced July 2026. Aligning artificial intelligence, computing power, reliable energy, infrastructure, and capital investment, the project brings together two of the most defining forces of our time: the growth of artificial intelligence and the need for reliable, abundant, and affordable energy.

Global Laser Enrichment (GLE)

A \$1.8 billion Paducah Laser Enrichment Facility is anticipated to bring 240 full-time jobs to Paducah, marking a pivotal moment for economic development in western Kentucky, reinforcing the region's legacy as a cornerstone of America's energy production and innovation. 65-acre site adjacent to the U.S. Department of Energy's former Paducah Gaseous Diffusion Plant.

General Matter

Announced in 2025, the U.S Department of Energy is to build a \$1.5 billion uranium enrichment facility in Paducah on 100 acres leased to the DOE. This will create over 140 full time jobs and is anticipated to generate over \$70 million in recurring annual economic benefits for the Paducah Region

Amazon Distribution Center

In 2025, Amazon opened a distribution center in Paducah. It is expected to create around 200 direct jobs.

Marquette Transportation Expansion

Marine transportation company invested \$5 million in 2025 to expand their operations in Paducah's Commerce Park

Paducah Sports Park

A large multi purpose sports venue for community recreation is estimated to be completed in the Spring of 2026. This facility is projected to generate significant economic impact through tourism.

Barkley Regional Airport

Announced in 2025 that SkyWest Airlines (United) will begin daily flights to Chicago O-Hare and Houston George Bush Intercontinental. These flights are to begin February of this year. The airport opened a new 25,000sf state of the art terminal in 2023 and marks a major expansion of the airports commercial air service.

Marshall Yards

Marshall Yards Racing & Gaming – opening early 2026. Located in Calvert City just off the highway exit. The first of its kind in Western Kentucky, this facility will bring a massive boost in tourism to Paducah and the lake area with bars and restaurants, slots, racing machines, sports betting, and more. Expected to open spring 2026.

