



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

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**DIRECTLY ADJACENT TO  
THE TRIPLE RAIL SITE**



**ADDITIONAL LAND  
AVAILABLE FOR EXPANSION**



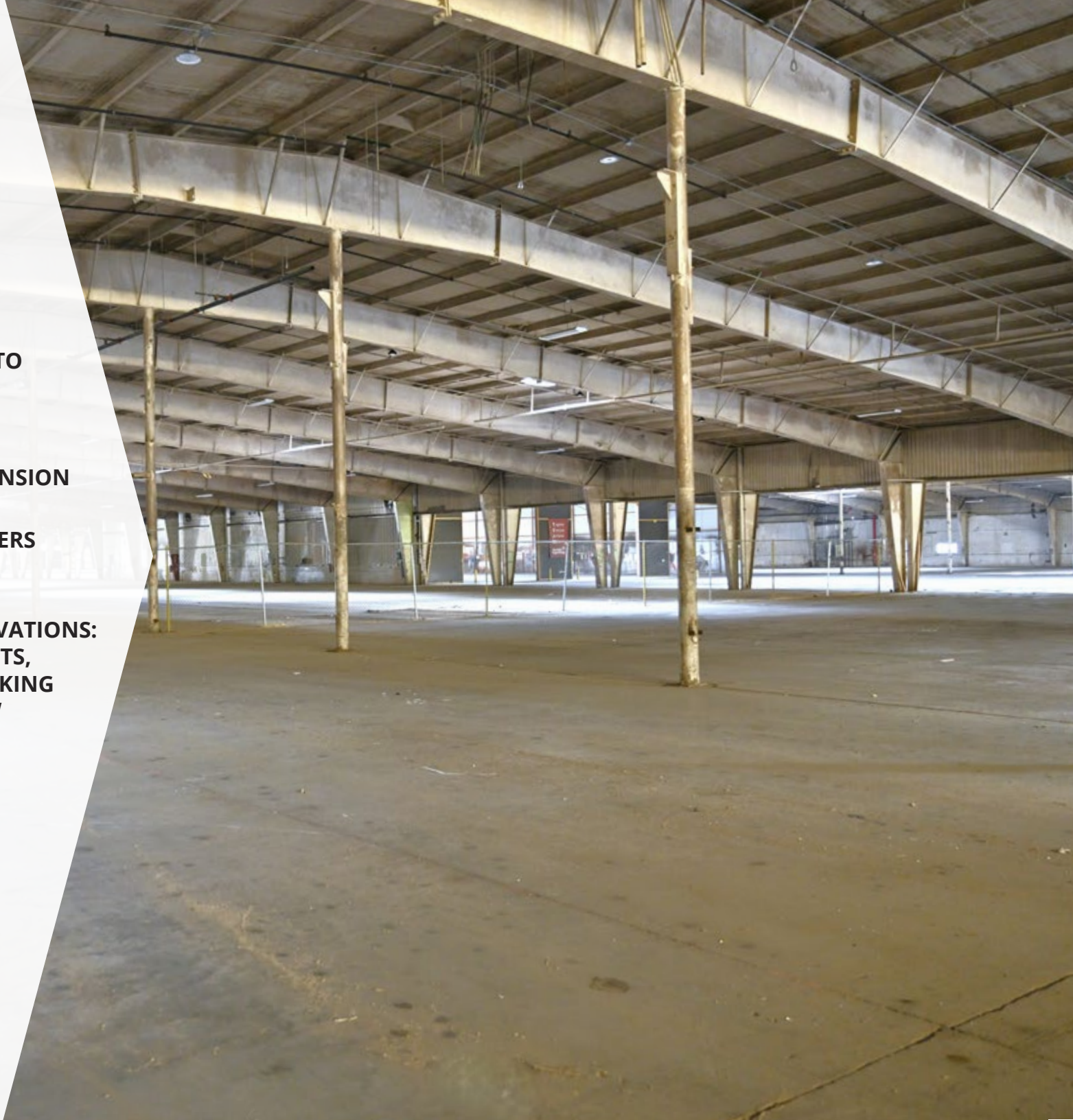
**ADJACENT TO BIG RIVERS  
SUBSTATION: 15MW**



**2026 PLANNED RENOVATIONS:  
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	ML: Light Industry Zone
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



PADUCAH GASEOUS  
DIFFUSION PLANT



Grahamville

TRIPLE RAIL SITE



High Point

Woodville Rd

Heath

Woodville Rd

Woodville Rd West Paducah

Ogden Landing Rd

Metropolis Lake Rd

Ogden Landing Rd

Ohio River

Metropolis

Fort Massac  
State Park

Ohio River

ILLINOIS

KENTUCKY

Rossington

